

**AVISON  
YOUNG**

**North  
Lincolnshire  
Council**

# **North Street, Winterton – Viability Statement**

January 2025

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**Report title:** North Street, Winterton – Viability Statement

**Prepared by:** Dale Robinson and Chris Molyneux

**Status:** Final

**Draft date:** © January 2025

**For and on behalf of Avison Young (UK) Limited**

# 1. Introduction

- 1.1 Avison Young (AY) has been appointed by North Lincolnshire Council (the Council) to prepare an independent assessment of scheme viability in relation to a proposed development of up to 66 dwellings (PA/2024/766) on Land at North Street, Winterton.
- 1.2 There is currently an outline planning permission (PA/2019/1414) already granted for this site with a signed S106, which includes the following obligations.
- Education contribution of £3,086 per dwelling (30% on occupation of the first dwelling, 30% on occupation of twentieth dwelling and 40% on occupation of thirty-fifth dwelling);
  - Affordable housing contribution of 13 dwellings (6 on occupation of the twentieth dwelling and 7 on occupation of the fortieth dwelling);
  - Provide a Local Equipped Area of play prior to occupation of fortieth dwelling);
  - Provide an open space contribution of £80,316 prior to occupation of the fortieth dwelling;
  - Recreation contribution of £56,974, with half to be paid on occupation of thirtieth dwelling and half on occupation of fiftieth dwelling.
- 1.3 The Applicant (Scothern Construction) is seeking to remove **most** contributions including affordable housing, but they have accepted the payment of £80,316 for the council to adopt and maintain the open space and onsite play area. An email from their agent confirms,
- “As will be noted from the attached viability appraisal<sup>1</sup>, the scheme cannot justify the delivery of affordable housing or other contributions. Notwithstanding this, it is accepted that a contribution associated with the long-term management of open space is required (circa £80k) and this is accepted by my client.”*
- 1.4 Therefore, they have applied, through their reserved matters application (PA/2024/766) to remove the education contribution, affordable housing onsite, and recreation contribution due to viability.
- 1.5 The purpose of this assessment is to consider the viability of providing the S106 obligations (including policy-compliant provision of affordable housing) alongside other scheme development costs.

## Basis of Reporting

- 1.6 Our report has been prepared in accordance with the RICS Professional Statement Financial Viability in Planning: Conduct, and Reporting, 1st edition, May 2019. This document sets out mandatory requirements on conduct and reporting in relation to viability assessments for planning in England to demonstrate how a reasonable, objective and impartial outcome should be arrived at.
- 1.7 The Professional Statement sets out the mandatory reporting and process requirements for all viability assessments prepared on behalf of, or by applicants, reviewers, decisionmakers and plan-makers.
- 1.8 This assessment has been undertaken in accordance with these mandatory reporting requirements, which are set out under the sub-headings below and expanded on where relevant in this document.

### *Objectivity, Impartiality and Reasonableness Statement*

- 1.9 This assessment has been carried out by an RICS member who has acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. Furthermore the RICS member who has undertaken this report is a suitably qualified practitioner and RICS Registered Valuer with sufficient skills, expertise and knowledge to provide a robust and objective assessment.

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<sup>1</sup> Assessment undertaken by S106 Management – dated 18<sup>th</sup> October 2024.

- 1.10 The RICS member has extensive experience in advising on financial viability assessments and up-to-date knowledge of the planning system gained through previous viability experience and working alongside Avison Young's local and national planning teams.

*Confirmation of Instructions and Absence of Conflicts of Interest*

- 1.11 The terms of engagement for this instruction are appended to the rear of this report<sup>2</sup>.
- 1.12 We confirm that we have not had previous involvement with the subject site in preparing any viability assessments. We also confirm that, to the best of our knowledge, no conflict of interest arises in preparing the advice requested.

*No Contingent Fee Statement*

- 1.13 In preparing this assessment, no performance-related or contingent fees have been agreed.

*Confirmation Where the RICS Member is Acting on Area-Wide and Scheme-Specific Assessments*

- 1.14 Neither Avison Young or the RICS member has undertaken an area-wide viability assessment concerning existing or future planning policies against which the proposed scheme could be assessed in the future.

*Justification of Evidence*

- 1.15 All inputs into this assessment have been justified as explained in further detail throughout this report. We have aimed to provide thorough detail regarding our approach and assumptions to limit the need for clarifications and subsequent negotiations with the applicant's adviser following submission of this report.
- 1.16 It is noted that where the Applicant's adviser disagrees with elements of this assessment, the parties should always seek to resolve differences of opinion where possible.

*Benchmark Land Value*

- 1.17 The benchmark land value ('BLV') has been assessed in accordance with Section 2.7 of the Professional Statement in that we have reported the following:
- Current Use Value (referred to as Existing Use Value ('EUV'));
  - Premium;
  - Market evidence (as adjusted in accordance with the Planning Practice Guidance);
  - All supporting considerations, assumptions and justifications adopted; and
  - Alternative Use Value (if appropriate).

*Engagement*

- 1.18 We confirm that we have advocated, and will advocate reasonable, transparent and appropriate engagement between the parties at all stages of the viability process.

*Non-technical summary*

- 1.19 A separate non-technical summary has been prepared and presented independently of this main report.

*Timescales*

- 1.20 We confirm that adequate time has been allowed to produce this assessment having regard to the scale of this particular project. We further confirm that this assessment has been carried out in accordance with Section 4 – Duty of Care and Due Diligence of the Professional Statement and that full consideration has been given to the matters referenced in Section 4.

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<sup>2</sup> Refer to Appendix 1.

- 1.21 Further to the mandatory RICS reporting requirements the assessment has also been undertaken with due regard to the RICS Professional Standard: Assessing viability in planning under the National Planning Policy Framework 2019<sup>3</sup> for England, 1st edition March 2021 and the latest Planning Policy guidance (PPG) and National Planning Policy Framework (NPPF) guidance relating to viability.
- 1.22 The advice contained within this report does not constitute a valuation of the site in accordance with RICS Valuation – Global Standards 2022<sup>4</sup> and should not be relied upon as such<sup>5</sup>.
- 1.23 This report has been prepared for the sole use of our client, based on the scope of work and on the terms and conditions agreed with our client. Whilst facts have been rigorously checked, Avison Young can take no responsibility for any damage or loss suffered because of any inadvertent inaccuracy within this report. Information contained herein should not, in whole or part, be published, reproduced, or referred to without prior approval. Any such reproduction should be credited to Avison Young.

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<sup>3</sup> It should be noted that although the latest version of the NPPF is December 2024 the guidance remains valid.

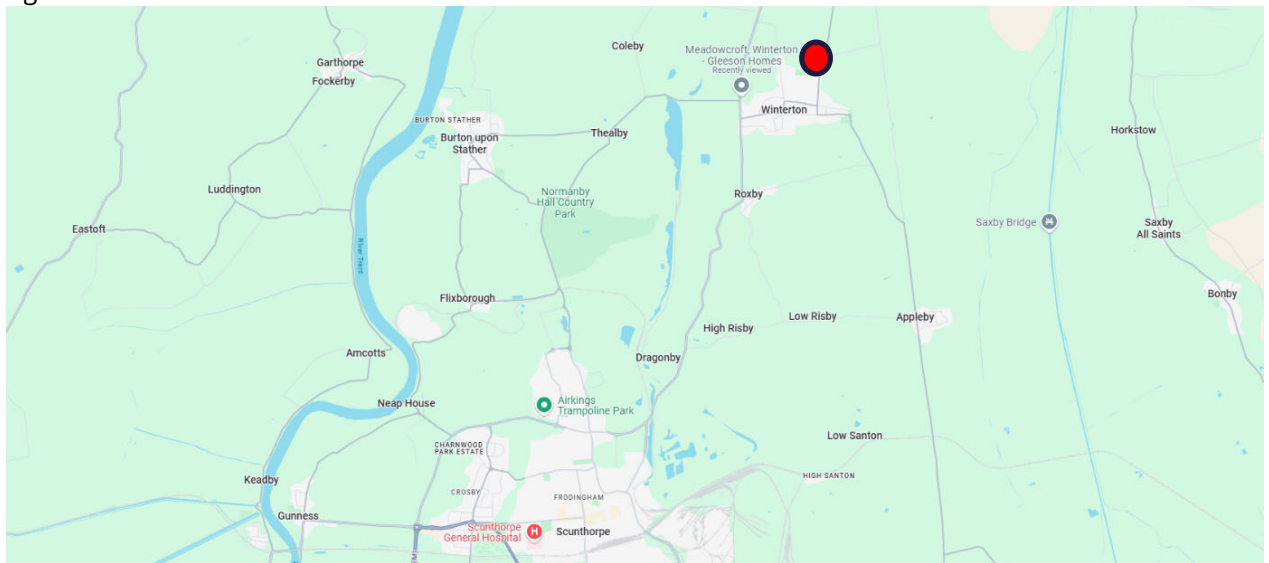
<sup>4</sup> A new version of the standards will become effective on 31<sup>st</sup> January 2025.

<sup>5</sup> The assessment is prepared for assessing the viability of development to assist with planning matters, either plan/policy making, or decision taking. The assessment therefore constitutes an exception from valuation technical and performance standards ('VPS') 1 – 5 of the Red Book and is not a formal valuation and should not be relied upon as such.

## 2. The Site and Surrounding Context

- 2.1 The site is located adjacent to North Street, north east of the town Winterton around 5.6 miles north-east of Scunthorpe in North Lincolnshire. The site is bounded by open fields/ countryside to the north with existing residential dwellings to the east and south of the site. The western boundary of the site lies adjacent to the existing Winterton Community Pavilion and playing fields.
- 2.2 The B1207 is adjacent and to the east of the site and provides access to the wider region including Scunthorpe and Hull. The site is ideally located within close proximity of bus stops providing sustainable access to the local and wider area.
- 2.3 The site comprises a single rectangular agricultural field that is currently fallow and has previously been used for arable crop production. The area of the site extends to approximately 2.32ha (5.74 acres)

Figure 2.1 – Location Plan



Source: Nimbus Maps/Avison Young

The Site 

### 3. Summary of the Proposed Scheme

- 3.1 Whilst the outline permission is for up to 66 new homes the latest proposed site layout submitted on the planning portal (Revision G) is based on 65 dwellings, providing a mixture of two, three and four-bedroom properties.
- 3.2 There are 11 house types consisting of detached, semi-detached and terraced properties.
- 3.3 The schedule of accommodation upon which this assessment is based is summarised below<sup>6</sup>.

*Table 3.1 – Schedule of Accommodation*

REF	House Type	No Beds	Size sq.m (sq.ft)	No Dwgs
A	Semi detached	2	74.8 (805.1)	2
A1	Semi detached/terrace	2	69.8 (751.3)	8
B	Semi detached Bungalow	2	68.6 (738.4)	4
B1	Semi detached bungalow - single garage	2	68.6 (738.4)	4
C	Semi Detached	3	98.6 (1061.3)	2
D	Semi detached	3	99 (1065.6)	8
E	Semi detached	3	105 (1130.2)	8
F	Detached	3	115 (1237.9)	10
G	Detached – single garage	4	120 (1291.7)	4
J	Detached – single garage	4	146 (1571.5)	9
K	Detached – single garage	4	126 (1356.3)	6
				<b>65</b>

Source: Proposed Site Layout (Revision G).

#### Affordable Housing

- 3.4 The S106 requirement includes an obligation to provide 13 homes as affordable (circa 20% of the total number of dwellings). The Council has confirmed that their preferred tenure split would be 70% for rent (circa 9 dwellings) and 30% (4 dwellings) as intermediate products.
- 3.5 In terms of affordable 'house types', the Council has confirmed that nothing has been agreed due to the viability challenge. The Council's housing need assessment recommends the following.

*Table 3.2 – Affordable Housing Need*

Affordable House Type	%
1 bedroom	8.1%
2 bedroom	22.5%
3 bedroom	53.1%
4+ bedroom	16.3%

Source: North Lincolnshire Council's Housing Need Assessment

- 3.6 However, the Council has confirmed that they seek to secure as many three beds as possible and don't (generally) receive or ask for any 4 bed affordable housing types. On this basis we have assumed that all of the affordable dwellings will be 3 bedroom houses.
- 3.7 Within this context we have assumed the affordable housing mix set out within Table 3.3 within our appraisal.

<sup>6</sup> If this is incorrect or is subsequently altered then our assessment will need to be updated.

*Table 3.3 – Affordable Housing Split*

<b>Dwelling Name</b>	<b>House Type</b>	<b>Affordable Housing Type</b>	<b>No Dwgs</b>
Type D	Semi Detached	Affordable Rent	8
Type E	Semi Detached	Affordable Rent	1
Type E	Semi Detached	Intermediate Sale	4
<b>Totals</b>			<b>13</b>

*Source: North Lincolnshire Council / Avison Young*

- 3.8 In line with the details submitted at the Outline Application, the primary site access is at a single point to the north of no. 99 North Street. A secondary access solely for pedestrian use is to be provided part way along North Street and will connect the existing footpath to the new development and specifically the public open space which includes a LEAP area.

## 4. Methodology

4.1 Financial viability for planning purposes is defined as:

*'An objective financial viability test of the ability of a development project to meet its costs, including the cost of planning obligations, while ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project'.*

4.2 There is no single approach for assessing viability, but an accepted method of valuation is the 'residual method'. This is explained further in the RICS Guidance Note (Valuation of Development Property – 1st Edition, October 2019). In summary this valuation approach recognises that the value of a development scheme is a function of several elements. These include:

- The value of the completed development (GDV ).
- The direct costs of developing the scheme (TCC ).
- The return (profit) to the developer for taking the development risk and delivering the scheme.
- The cost or value of the land.

4.3 Normally the residual method of valuation is used in two basic ways. In the first instance it can be used to assess the level of return (profit) generated from the proposed project where the cost of the land is an input into the appraisal. In the second option it can be used to establish a 'residual site value' by inputting a predetermined level of profit. The consequential outputs of both options can then be compared to a benchmark to assess the viability of the scheme.

4.4 This assessment is based on Option 2, with the resultant output from our appraisal being the residual land value. This can be expressed through the simple calculation below.

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Gross Development Value (GDV) (minus) Total Costs (including profit) = Residual Land Value

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- Gross Development Value (GDV) includes all sales income generated by the development.
- Total Development Costs (TDC) includes construction costs, professional fees, planning/S106 obligations and finance / interest charges etc.
- Developer's Profit is expressed by reference to a percentage of the Total Development Costs or Gross Development Value. It can also be expressed by reference to an Internal Rate of Return (IRR)<sup>7</sup>.

4.5 In terms of the process, land value is a key component of a development appraisal, albeit (as explained previously) it can often be the 'outcome' of the appraisal rather than being a fixed figure, hence why appraisals are often referred to as being 'residual', because once all the inputs are included the 'residue' (if there is any) is the amount that the developer can afford to pay for the site.

4.6 However, the 'residue' from the appraisal (as a land value) does not always meet the expectations of the landowner. If a developer is only able to pay a significantly reduced sum below the landowners' expectations, or the costs of the scheme exceed the values generated resulting in a negative land value, then the outcome is straight forward. The land will not be sold / released for development.

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<sup>7</sup> The IRR is highly sensitive to the timing of costs and revenues and small changes to the development programme (including timing of scheme costs and revenues), which will be uncertain at the planning stage, can have a large impact on the calculations, distorting the actual potential return. As such, depending on the quality of information available, the use of an IRR approach when determining development viability as part of the planning process has the potential to be more unstable and isn't often used.

4.7 Therefore, when undertaking a viability assessment, a benchmark land value needs to be identified.

### **Benchmark Land Value.**

4.8 Para 013<sup>8</sup> of the PPG provides guidance on the issue of benchmark land values and states that a benchmark land value should be established based on the Existing Use Value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'Existing Use Value plus (EUV+).

4.9 In determining the benchmark land value, the PPG states at Para 014<sup>9</sup> what factors should be considered when establishing the benchmark land value. It states that the benchmark land value should:

- Be based upon Existing Use Value (EUV).
- Allow for a premium to landowners.
- Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and
- Be informed by market evidence including current uses, costs, and values. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

4.10 PPG defines EUV at Para 015<sup>10</sup>. It states that EUV is the first component of calculating benchmark land value. It goes on to state that EUV is the value of the land in its existing use, which will vary depending on the type of site and development types. Para 015 is also clear in that EUV is not the price paid for the land and should also disregard hope value.

4.11 The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above EUV that goes to the landowner. Para 016 of PPG<sup>11</sup> states that the premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a contribution to fully comply with policy requirements. Para 016 states that the process for establishing the premium will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. PPG states that policy compliance means that the development complies fully with up-to-date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. PPG also confirms that a decision maker can give appropriate weight to emerging policies.

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<sup>8</sup> Reference ID: 10-013-20190509

<sup>9</sup> Reference ID: 10-014-20190509

<sup>10</sup> Reference ID: 10 - 015-20190509

<sup>11</sup> Reference: 10-016-20190509

- 4.12 PPG (para 17 ) also states that for the purpose of viability assessment Alternative Use Value (AUV) of the land may be informative in establishing benchmark land value. This refers to the value of land for uses other than its existing use. If applying alternative uses when establishing benchmark land value, PPG states that these should be limited to those uses which would fully comply with up-to-date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan. It further states that plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with up-to-date development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted.
- 4.13 The RICS Professional Statement also provides guidance on the issue of benchmark land value. It states: In the interest of transparency, when providing benchmark land values in accordance with the PPG for an FVA, RICS members must report the:
- Current Use Value. CUV referred to as EUV or first component in the PPG . This equivalent use of terms (i.e., that CUV and EUV are often interchangeable) is dealt with in paragraph 150.1 of IVS 104 Bases of Value (2017).
  - Premium. Second component as set out in the PPG.
  - Market Evidence as adjusted in accordance with the PPG.
  - All supporting considerations, assumptions and justifications adopted including valuation reports, where available.
  - Alternative Use Value as appropriate (market value on the special assumption of a specified alternative use ). It will not be appropriate to report an AUV where it does not exist.
- 4.14 The statement also confirms that the price paid is not allowable evidence for the assessment of BLV and cannot be used to justify failing to comply with policy.
- 4.15 Within this context, establishing a 'Benchmark Land Value' (BLV), requires an assessment of five components, including:
- a) Existing Use Value (EUV) of the site, disregarding 'hope value'.
  - b) premium to the landowner, which provides a reasonable incentive over and above the sites EUV for them to bring the land forward for development.
  - c) Alternative Use Value (AUV) but only if applicable.
  - d) Policy compliant site value assessed by the residual method and
  - e) Policy compliant site value assessed by the comparative method.

### **Existing Use Value**

- 4.16 As outlined previously PPG states that the EUV is the value of the land in its existing use, disregarding hope value.
- 4.17 Currently the site comprises agricultural land which based on the Yorkshire and the Humber Region Agricultural Land Classification map comprises Grade 2 agricultural land classification.
- 4.18 Agricultural land rarely transacts on the open market and therefore, sourcing land evidence is challenging. However, The English Estates and Farmland Market Review (Autumn 2024) undertaken by Strutt and Parker states that the average price of arable land in Q3 2024 remains at £27,180per ha (£11,000 per acre)– so just below the record level set in 2023 of £27,676 per ha (£11,200 per acre).

- 4.19 The Carter Jonas farmland market update (Q3 2024) states that the average value for arable land is currently £24,147 per ha (£9,772 per acre). Within the East Midlands, which includes North Lincolnshire, the report states that the average value per acre for arable land is £23,475 per ha (£9,500 per acre) with a low of £20,386 per ha (£8,250 per acre) and a high of £27,799 per ha (£11,250 per acre).
- 4.20 We have also referred to farmland currently listed as available for sale on UK Land and Farms. The evidence upon which we have relied is summarised below.

*Table 4.1 – Agricultural Land Asking Price Comparable Evidence*

Size (acres)	Grade	Location	Price	Price Per Acre (£)
4.61	Unknown	Grassland Blankney Drove, Woodhall Spa, Lincolnshire, LN10 6XJ	£45,000	£9,761
5.91	Grade 3	Arable Waterside, Scunthorpe, Lincolnshire, DN15 9PA	£47,000	£7,952
5.34	Grade 3	Arable Land Rotten Sykes Lane, Scunthorpe, Lincolnshire, DN15 9PA	£42,500	£7,958
5.83	Grade 3	Arable Rotten Sykes Lane, Scunthorpe, Lincolnshire, DN15 9PA	£46,500	£7,975
12.01	Grade 2	Williamson's Drove, LN4 4bj, Lincolnshire	£106,000	£8,825
41.59	Grade 3	Pine Meadows Caistor Road, Market Rasen, Lincolnshire, LN8 3SY	535,000	£12,863
180	Grade 2	180 acres, Cliff Farm Cliff Road, Hackthorn Lincoln, Lincolnshire, LN2 3PP	£1,800,000	£10,000
352	Grade 2	Land at Castlethorpe , Brigg, Lincolnshire, DN20 9LG	£3,200,000	£9,090
<b>Average</b>			<b>£9,303</b>	

Source: UK Land and Farms

- 4.21 The average value across all the evidence in the previous table is £22,988 per ha (£9,303 per acre).
- 4.22 The RICS/RAU directory of Land Sales 2023 also lists several achieved sales in the Lincolnshire region throughout 2023.

*Table 4.2 – Agricultural Land - Achieved Sales*

Size (acres)	Grade	Location	Price	Price Per Acre (£)
10.41	3	Around 10.41 Acres, Thorpe on the Hill, Lincoln, LN6 9BF	£155,000	£14,889
8.53	3	Around 8.53 Acres, Moor Lane, Aurbourn, LN5 9DX	£135,000	£15,826
23.58	3	Lot 1 at Claypole, Newark	£190,000	£8,057
12.96	3	Lot 5 at Claypole, Newark	£105,000	£8,101
17.88	3	Lot 6 at Claypole, Newark	£160,000	£8,948
27.82	3	Lot 3 at Claypole, Newark	£220,000	£7,907
8.05	3	Lot 4 at Claypole, Newark	£70,000	£8,696
3.66	3	Laundry Lane, Raithby	£50,000	£13,661

Size (acres)	Grade	Location	Price	Price Per Acre (£)
3.52	3	Field Plot 82, Chapel Lane, Toynton All Saints	£85,000	£24,148
56.82	3	Farmland by Ivy House Farm	£568,000	£9,996
30	2	Farmland Billingham	£280,000	£9,333
7.20	3	Low Hamerington	£72,000	£10,000
10	3	Minting	£110,000	£11,000
47	2	Panton	£400,000	£8,510
150	3	Pye House farm – Lot 4	£1,350,000	£9,000
117	3	Pye House Farm – Lot 5	£1,000,000	£8,547
602	3	Carlton Ashes Farm	£6,750,000	£11,213
<b>Average</b>				<b>£11,049</b>

Source: RICS/RAU

- 4.23 The average value across all the evidence in the previous table is £27,302 per ha (£11,049 per acre). If the larger sites<sup>12</sup> are excluded the average value is £27,438 per ha (£11,104 per acre).
- 4.24 Having regard to the transactional, asking price and general market data in the round, we are of the opinion that an appropriate EUV for the site would be circa £27,182 per ha (£11,000 per acre) which when applied to the site area (c5.74 acre) results in an **EUV of £63,140 (say £65,000)**

### Premium

- 4.25 The HCA (now Homes England) Area Wide Viability Model (Annex 1 Transparent Viability Assumptions) is the only source of specific guidance on the level of premium. Whilst the document has been withdrawn many practitioners still refer to the guidance. The document recognises that there is practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied. Benchmarks for greenfield / agricultural sites typically range between 10 and 20 times EUV.
- 4.26 Within the table below we have presented a range of premiums over the site's EUV.

Table 4.3 – BLV Scenarios

Total EUV (£)	Premium x10	Premium x15	Premium x20	Premium x25	Premium x30
Sites EUV	£65,000	£65,000	£65,000	£65,000	£65,000
Premium	£650,000	£975,000	£1,300,000	£1,625,000	£1,950,000
<b>Benchmark Land Value</b>	<b>£715,000</b>	<b>£1,040,000</b>	<b>£1,365,000</b>	<b>£1,690,000</b>	<b>£2,105,000</b>

Source: Avison Young

- 4.27 As demonstrated above a premium of x 10 above EUV would generate a benchmark land value of £715,000<sup>13</sup>. At a premium of x 30 above EUV the benchmark land value would be £2,015,000<sup>14</sup>.
- 4.28 At this point it is worth considering the definition of 'hope value'.

<sup>12</sup> Sites greater than 20ha (50 acres).

<sup>13</sup> I.e. EUV of £65,000 plus premium of £650,000.

<sup>14</sup> I.e. EUV of £65,000 plus premium of £1,950,000.

- 4.29 The RICS define hope value as “*any element of open market value of a property in excess of the current use value<sup>15</sup>, reflecting the prospect of some more valuable future use or development*”.
- 4.30 Hope value applies where there is a “less than reasonable expectation of planning permission”.
- 4.31 Therefore, if there is no prospect of planning permission being in place, the land is valued at its current/existing use. Conversely, if there is a reasonable expectation of securing planning permission for a more valuable use, this should be reflected in the sites EUV.
- 4.32 The site benefits from outline planning consent for up to 66 dwellings (PA/2019/1414).<sup>16</sup> Therefore, it is clear that this site is a suitable and sustainable location for new residential development.
- 4.33 In reaching our opinion on a Benchmark Land Value (within the spectrum of scenarios shown in Table 4.3) we have had regard to the sale of comparable residential development land.

### **Land Transactions / Comparable Sales**

- 4.34 This evidence has come into our possession from numerous sources, which is given in good faith but without liability. Some comes from databases such as the Land Registry or computer databases to which Avison Young subscribes. In all cases, other than where we have had a direct involvement with the transaction, we are unable to warrant that the information on which we have relied is correct although we believe it to be so.
- 4.35 In terms of achieved land values we are aware of the transactions, summarised in Table 4.4.
- 4.36 Taking this evidence into consideration we have adopted a land value of circa £308,000 per ha (£125,000 per acre), which would equate to a **Benchmark Land Value of £717,500**.

### **Alternative Use Value**

- 4.37 We do not believe that an alternative use value is applicable.

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<sup>15</sup> It should be remembered that current use value is often used interchangeably with existing use value.

<sup>16</sup> Although the public access page still says ‘refused’, this was changed at appeal in June 2021 (appeal reference: APP/Y2003/W/21/3266829) with the decision stating: “the appeal is allowed, and outline planning permission is granted for residential development of up to 66 dwellings with all matters reserved, at land to the rear of 99, North Street, Winterton DN15 9QW, in accordance with the terms of the application Ref PA/2019/1414, dated 1 August 2019, subject to the conditions set out in the schedule at the end of this decision.”

Table 4.4 - Comparable Land Transactions

Ref	Site	Price Paid	Date of Purchase	Site Area (acres)	£ per acre	Planning Reference	Planning Description	Planning Status	S106 obligations	Comment
1	Land Lying To The West Of Falkland Way Barton-upon-Humber DN18 5SE	£1,574,860	1 January 2017	19.213	£91,337	PA/2020/1628	Planning permission to erect 317 dwellings, including associated garages, access road, playground, ponds and public open space.	Approved with conditions	<ul style="list-style-type: none"> <li>a) Education contribution - £8,851 per market dwelling</li> <li>b) Affordable Housing at 50 dwellings (16%)</li> <li>c) Open Space provision</li> <li>d) Open space contribution of £104,669.80</li> <li>e) Recreation - £216,039</li> <li>f) Highways - £100,000</li> <li>g) Public transport - £17,118</li> <li>h) Cemetery land - no cost</li> <li>i) Archaeology board - £2,000</li> <li>j) Drainage = £25,000</li> </ul>	Part of a larger development site under the same application.
2	Land adjacent to Manor Cottage, DN17 2AA	£333,000	11 April 2023	3.36	£99,107	PA/2023/1750	Planning application to erect 158 dwellings with associated car parking, garages, landscaping, open space, pedestrian circulation and links, pumping station, infrastructure works and access from Burringham Road	Awaiting Decision	No detailed breakdown is available by £ itemisation, but the total ask according to the JLL report dated is £1,643,871 <sup>17</sup> .	<p>This parcel is part of a larger development site for 158 dwellings.</p> <p>£1,643,871 is the full expectation for this site (albeit there is not a signed s106 agreement in place, this ask is influenced by an s106 agreement for an outline permission for larger site of which this site forms a part. A sensitivity analysis from JLL demonstrates that the scheme is able to support £308,019 S106 requirements (Full recreation, health and highways contribution), and is able to support 20% on-site Affordable Housing provision; or can support nil on-site Affordable Housing Provision and c. £1.6m of S106 contributions.</p>
3	Land At Luxmore Farm Immingham Road Habrough Immingham DN40 3BG	£1,700,000	1 October 2020	14.373	£110,277	DM/1175/17/FUL	Residential development for 145 dwellings with associated parking.	Approved	<ul style="list-style-type: none"> <li>Education: 3x £120,282.86 payments</li> <li>Public Open Space provision</li> <li>Affordable Housing – policy compliant</li> </ul>	

<sup>17</sup> An earlier viability assessment by a different firm used a figure of £1,229,485, breaking back to an education contribution of £1,115,226 and for the NHS a total of £114,259. However, we have regard to the most recent one available.

Ref	Site	Price Paid	Date of Purchase	Site Area (acres)	£ per acre	Planning Reference	Planning Description	Planning Status	S106 obligations	Comment
4	Land on the south side of Phoenix Parkway, Scunthorpe, DN15 8NH	£1,345,000	30 June 2021	19.739	£68,139	PA/2020/2049 and PA/2022/1159	Planning permission for the construction of 158 two, three and four bedroomed, 2 storey traditional residential homes with associated garages and access infrastructure.	Approved with conditions	a) 20% dwellings to be affordable b) 1580m2 of information open S106 package required would make the space to be provide on the site and scheme unviable and submitted a viability either maintained by the council or appraisal. The agreed S106 package by private management company includes the onsite POS, a reduced and the provision of a LEAP to be education contribution of £6,329.12 per maintained private management dwellings and the biodiversity off site company. c) £8,508 per dwelling for primary and secondary school contribution d) £131,133 leisure contribution for affordable housing were successfully facility enhancements at The Pods omitted by the applicant on viability and for the construction of a new football artificial turf pitch. e) £99,000 biodiversity net gain contribution.	The applicant had been concerned that the open S106 package required would make the space to be provide on the site and scheme unviable and submitted a viability either maintained by the council or appraisal. The agreed S106 package by private management company includes the onsite POS, a reduced and the provision of a LEAP to be education contribution of £6,329.12 per maintained private management dwellings and the biodiversity off site company. The contributions for Leisure and affordable housing were successfully omitted by the applicant on viability grounds. It was expressly stated in the 'Delegated Assessment' that one of the issues driving the viability contains was the ground conditions, which necessitated the need for specialised foundations, significantly increase the build costs for the development.
5	Land on the north side of Dartmouth Road, Scunthorpe	£1,428,599	29 March 2019	6.150	£232,292	PA/2018/2404	Planning permission to erect 77 dwellings with associated garaging, new estate access road and open space area.	Approved with conditions	a) Affordable housing – 15 Dwellings. b) 6 bungalows for over 55s in perpetuity. c) Education £440,440. d) Leisure £47,500. e) Recreation £35,173 and LEAP of £40,876.	
6	Land at Lakeside, Scunthorpe (South Parcel)	£1,200,000	6 May 2021	7.513	£159,723	PA/2019/1107	Planning permission to erect 122 dwellings with associated access, drainage and landscaping.	Approved Conditions	with Education Contribution £137,000.	The applicant submitted an assessment which set out arguments for no S106 Contributions (including affordable housing). Notwithstanding this the Applicant offered to pay the necessary education contributions at £8,196 per dwelling.

Source: Avison Young

## 5. Appraisal Assumptions

- 5.1 Assessing viability requires judgements which are informed by the relevant available information / evidence. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market.
- 5.2 Para 008 of the PPG states that any viability assessment should reflect the government’s recommended approach to defining key [standardised] inputs as set out in National Planning Guidance.
- 5.3 Para 010 of PPG<sup>18</sup> further states that any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners and infrastructure and affordable housing providers. It also states that any viability assessment should follow the government’s recommended approach to assessing viability as set out in the National Planning Guidance and be proportionate, simple, transparent, and publicly available.
- 5.4 The RICS Professional Standard (2021)<sup>19</sup> provides further guidance to practitioners on the evidence that could be used.

### Gross Development Value

- 5.5 Para 011 of PPG states that for a viability assessment of a specific site or development, market evidence from the actual site or from existing developments can be used. The RICS Guidance note also advocates the use of evidence from the actual site (if available/applicable) or from existing developments.
- 5.6 We have obtained sales evidence from a number of housing schemes within close proximity of the site, including:

Table 5.1 – Comparable Schemes

ID	Scheme	Developer
1	Barley Fields, Hibaldstow	Albmarle Homes
2	Falkland Way, Barton-Upon-Humber	Keigar Homes
3	Harrison Green, Barrow-Upon-Humber	Keigar Homes
4	Meadowcroft, Winterton	Gleeson Homes
5	Phoenix Meadows, Scunthorpe	Gleeson Homes
6	The Falcon, Brigg	Keigar Homes

Source: Avison Young

- 5.7 A summary of the sales values achieved at these developments are highlighted in Table 5.2<sup>20</sup>. Please note that the comparables used are detached and semi-detached properties, excluding bungalows, which we summarise separately later.

Table 5.2 – Summary of Achieved Values

Scheme	Values £psm (£psf)		
	Max	Min	Average
Barley Fields	£3,015 (£280)	£1,442 (£133)	£2,178 (£202)
Falkland Way	£2,572 (£239)	£1,714 (£159)	£2,108 (£196)
Harrison Green	£5,333 (£495)	£1,442 (£134)	£2,727 (£253)
Meadowcroft	£4,202 (£390)	£1,473 (£137)	£2,316 (£215)

<sup>18</sup> Ref ID: 10-010-20180724

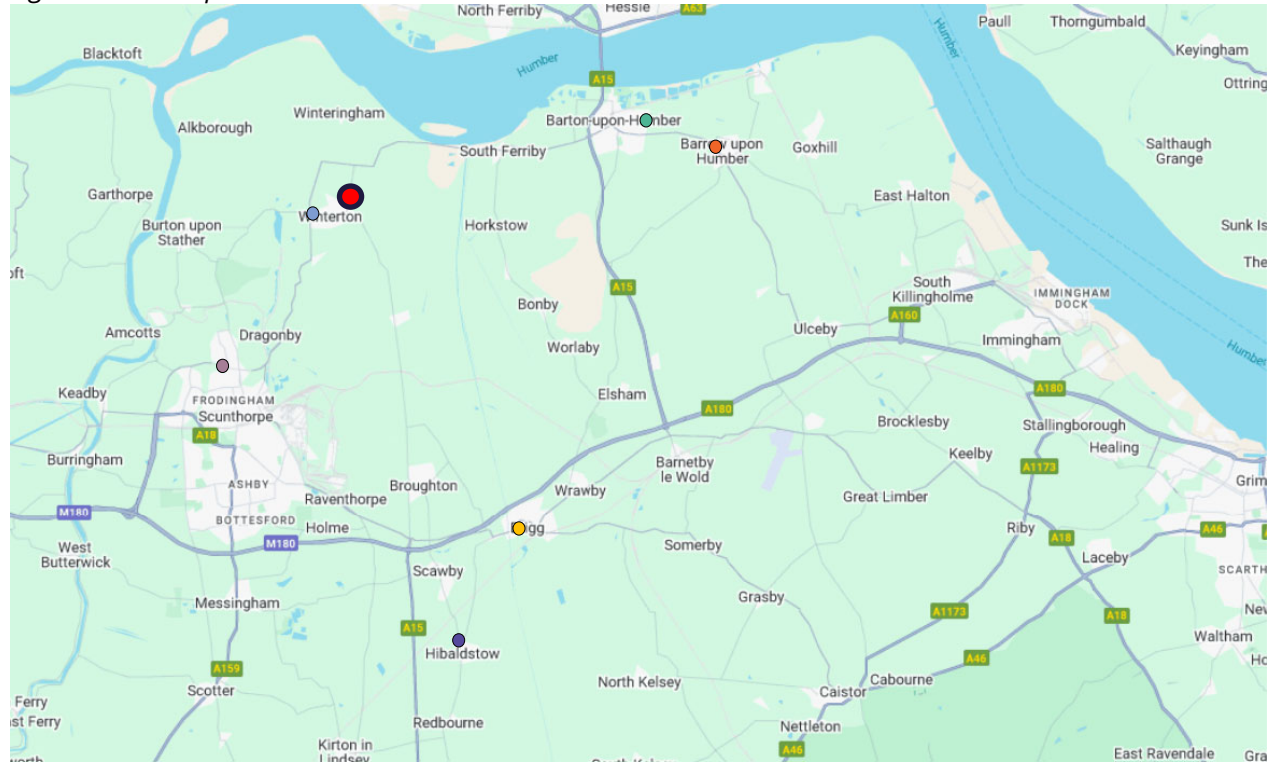
<sup>19</sup> Assessing viability in planning under the National Planning Policy Framework 2019 for England

<sup>20</sup> A detailed schedule of comparable evidence is included at Appendix 2.

Scheme	Values £psm (£psf)		
	Max	Min	Average
Phoenix Meadows	£2,687 (£250)	£2,202 (£205)	£2,435 (£226)
The Falcon	£2,622 (£244)	£2,015 (£187)	£2,433 (£226)

Source: Avison Young

Figure 5.1 – Comparable Scheme Locations



Source: Avison Young

- The site
- Barley Fields
- Falkland Way
- Harrison Green
- Meadowcroft
- Phoenix Meadows
- The Falcon

- 5.8 One of the above schemes, Meadowcroft in Winterton by Gleeson, includes bungalows. These detached bungalows sold for a maximum of £1,898psm (£176psf), a minimum of £1,131psm (£105psf) and an average of £1,576psm (£146psf).
- 5.9 There is also one comparable sale in Harrison green by Keigar Homes. This is for a 2 bedroom detached bungalow, which sold for £2,831psm (£263psf).
- 5.10 We also gathered evidence of asking prices of bungalows within 2 miles of the proposed scheme, which we have summarised in Table 5.3.

Table 5.3 – Bungalow Asking Prices

Address	Beds	Type	Asking price	Comment
North Winterton, Lincolnshire, 9QN Street, North DN15	2	Detached Bungalow	£244,950	Newbuild detached bungalow
North Winterton, Lincolnshire, 9QN Street, North DN15	2	Detached Bungalow	£244,950	Newbuild detached bungalow
North Winterton, Lincolnshire, 9QN Street, North DN15	2	Detached Bungalow	£229,950	Newbuild detached bungalow
North Winterton, Lincolnshire, 9QN Street, North DN15	2	Detached Bungalow	£239,950	Newbuild detached bungalow
22, Walker Drive, Winterton, Lincolnshire	2	Semi Detached Bungalow	164,500	Second hand semi detached bungalow. The asking price breaks back to £2,611psm (243psf)
23, Walker Drive, Winterton, Lincolnshire	2	Semi Detached Bungalow	£160,000	Second hand semi detached bungalow. The asking price breaks back to £2,752psm (255psf)

Source: Avison Young

- 5.11 Based on this evidence we have applied an average sales value of £2,799psm (£260psf) for the bungalows and an average value for £2,314psm (£215psf) for the remaining house types.
- 5.12 With respect to the affordable tenures we have assumed that Affordable Rented homes are transferred at 60% of the market value and discounted sales at 80%, which we understand has been accepted by the Council on other schemes.

### Development Costs

- 5.13 Para 012 PPG<sup>21</sup> states that the assessment of costs should be based on evidence that is reflective of local market conditions.

#### Base Build Cost

- 5.14 The latest RICS Guidance<sup>22</sup> states that a full quantity surveyor's cost report showing how costs have been estimated, should be made available for site-specific information.
- 5.15 However, the Applicant has not provided a detailed cost plan, so we have relied on BCIS cost data.
- 5.16 We have sourced cost information from BCIS, rebased to Q1 2025 and adjusted to reflect local sensitivities in the East Riding and North Lincolnshire.

<sup>21</sup> Reference ID:10-012-20180724

<sup>22</sup> Assessing viability in planning under the National Planning Policy Framework 2019 for England.

- 5.17 The BCIS figure for estate housing generally between the median and lower quartile price, in the East Riding and North Lincolnshire is £1,260psm (£117psf). The costs are inclusive of preliminaries but it is worth noting that costs from BCIS are net of external works.
- 5.18 However, the Applicant has provided a schedule of separate costs for external works (see below). Our cost consultant has reviewed these costs and found them to be reasonable. In total these costs equate to £2,028,393, which can be broken down as follows.

*Table 5.4 – Applicant's External Works Costs*

<b>Item</b>	<b>Applicant Cost (£)</b>
Surface water drainage including soakaway attenuation	£193,200
Foul water drainage including foul water pump station	£175,602
Surface water drainage to dwellings including soakaway attenuation	£152,449
Foul water drainage to dwellings	68,726
Adoptable roads	£382,047
Private and shared drives	£228,277
Footpaths, patios, boundary walls, fencing, landscaping	£376,593
Water services	£87,750
Electrical services including substation	£155,500
Gas services	£153,000
Data/telecoms	£55,250
<b>Total</b>	<b>£2,028,394</b>

*Source: The Applicant/Avison Young*

#### *Contingency*

- 5.19 We have allowed a contingency of 3%.

#### *Project Fees*

- 5.20 Many viability assessments incorporate an assessment of fees based upon a percentage of build costs. Expenditure on fees will vary with the complexity of the site. They will also vary depending on the type of developer, with volume builders often able to realise some savings from in-house provision. Figures for fees relating to design, planning and other professional fees can range between 6% and 8% for straight forward sites but can be a lot of higher for complex multi-phased sites.
- 5.21 We have included an allowance for project fees based on 8% of the build costs. This covers architecture, planning, survey, legal and other professional fees etc.

### *S106 Costs*

5.22 The current Section 106 Agreement includes the following obligations:

- Education contribution of £3,086 per dwelling<sup>23</sup>, a total of £160,472 (30% on occupation of the first dwelling, 30% on occupation of twentieth dwelling and 40% on occupation of thirty-fifth dwelling);
- Affordable Housing contribution of 13 dwellings (6 on occupation of the twentieth dwelling and 7 on occupation of the fortieth dwelling);
- Provide a Local Equipped Area of play prior to occupation of fortieth dwelling);
- Open space contribution of £80,316 prior to occupation of the fortieth dwelling);
- Recreation contribution of £56,974, with half to be paid on occupation of thirtieth dwelling and half on occupation of fiftieth dwelling.

### *Disposal Costs (Sales and Marketing)*

5.23 We have included an allowance based on 3% of the open market sales GDV.

### *Developer's Profit*

5.24 In simple terms, only when the development value exceeds the total project costs can a scheme be considered viable. A scheme will not proceed where development costs exceed revenue (i.e. where there is a negative profit). However, even in circumstances where a very modest profit is generated, it does not always meet the expectations of the developer. Therefore, when undertaking a viability assessment, a minimum profit needs to be identified.

5.25 Planning Practice Guidance (PPG) states<sup>24</sup> that for the purpose of plan making an assumption of 15% to 20% of gross development value (GDV) may be considered a suitable return to developers to establish the viability of plan policies. It further states that plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. PPG also advocates that a lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. It also states that alternative figures may also be appropriate for different development types.

5.26 Whilst the reference within PPG is clearly aimed towards viability in plan making many practitioners also refer to the guidance within PPG for viability in decision making. However, at the application and decision-making stage the level of return needs to have regard to the scale and complexity of the project in question, its cash efficiency, the scale of investment required and the embedded risk in the project.

5.27 Within this context, our opinion of a reasonable return for the developer is a profit, across the open market sales and affordable housing, of 18% GDV.

### *Finance Costs and Timescales*

5.28 It is difficult to establish what the appropriate rate of interest would be in the current market. The Bank of England has decreased the base rate to 4.75% which follows an earlier reduction in Autumn. It is also widely recognised that the approach to development varies widely and is influenced by the equity invested in the site along with the financial organisation/strength of the developer. The interest rates can, therefore, differ widely between these approaches.

5.29 For the purpose of our appraisal we have assumed an interest rate of 8%.

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<sup>23</sup> The wording of the outline consent's s106 agreement does not stipulate whether the £3,086 per dwelling is based on the entire scheme or on market dwellings only, however the Council has confirmed this obligation applies to market dwellings only.

<sup>24</sup> Paragraph: 018 Reference ID: 10-018-20190509

5.30 In terms of timescales /phasing our assessment is based on the following assumptions:

- 6 months lead in to commencement of construction.
- 7 months to the completion of the first unit and thereafter we have assumed a build to sales of 3 units per month.
- For the affordable housing we have assumed a worst case scenario in that the transfers are timed at the end of the sale period.

## 6. Summary of Base Appraisal

- 6.1 The results of our assessment are summarised in Table 6.1 and a copy of our base case appraisal is included at Appendix 3.

Table 6.1- Summary of Base Appraisal (Policy Compliant)

Item	£
Open Market Sales	£12,921,870
Affordable Housing	£2,023,322
<b>Total GDV (A)</b>	<b>£14,945,192</b>
Construction Costs	£8,546,148
External Works	£2,028,394
Contingency	£317,236
S106 – Education	£160,472
S106 – Open Space	£80,316
S106 - Recreation	£56,974
Project Fees	£845,963
Disposal Fees	£365,791
Finance Costs	£336,997
<b>Total Costs (excluding profit)</b>	<b>£12,738,291</b>
Developers Profit at 18% GDV	£2,690,135
<b>Total Costs (including Developers Profit) (B)</b>	<b>£15,428,426</b>
Gross Residual Land Value (A – B)	(£483,234)
Purchasers Costs	£ <sup>25</sup>
<b>Residual Land Value</b>	<b>(£483,234)</b>

Source: Avison Young

	BLV of £717,500 is exceeded
	Close to BLV of £717,500
	Positive land value but below BLV of £717,500
	Unviable (negative land value generated)

- 6.2 As highlighted above, our base case appraisal generates a negative land value, meaning that the scheme is unviable on a policy compliant basis.

<sup>25</sup> Purchasers' costs include Stamp Duty in line with HMRC's prevailing rates and purchasers' costs at 1.8%. However, because the land value is negative these costs don't apply.

## 7. Sensitivity Analysis

- 7.1 As outlined previously, the scheme is subject to Heads of Terms for a S106 Agreement, which includes the construction of 20% of the total number of dwellings as affordable (13 dwellings in total) and £297,762 of other financial contributions.
- 7.2 The Applicant commissioned S106 Management to prepare a viability assessment which concluded the scheme was unable to support the Council’s S106 Contributions, albeit they have accepted the payment of £80,316 for the Council to adopt and maintain the open space and onsite play area.
- 7.3 Our base case appraisal, summarised in the previous section, highlights that the scheme is unviable on a policy compliant basis, including the requested S106 contributions. Therefore, within the table below we set out the impact on viability of alternative S106 scenarios.

Table 7.1 – Impact on Viability of S106 Scenarios

Scenario	Residual land value
Base Appraisal (refer to Table 6.1)	(£483,234)
1 As above but excluding affordable housing (100% Market Sale Scheme)	£324,931
2 As Scenario 1 but with Education Contribution also removed	£474,017
3 As Scenario 2 but with recreation contribution removed	£516,357
4 All S106 removed	£576,044

Source: Avison Young

BLV of £717,500 is exceeded
Close to BLV of £717,500
Positive land value but below BLV of £717,500
Unviable (negative land value generated)

- 7.4 As outlined above, the scheme is unable to viably support affordable housing and s106 contributions.
- 7.5 Although not required in viability testing for planning purposes, we have also considered changes in the build costs and sales values and what impact this has on scheme viability, assuming no S106 obligations (i.e. Scenario 4). The results of this exercise are presented in the table below.

Table 7.2- Impact of Changes in Construction Costs and Sales Values (Scenario 3)

Value	Costs				
	-10%	-5%	0%	+5%	+10%
-10%	£344,061	(£71,263)	(£501,157)	(£938,941)	(£1,380,422)
-5%	£845,540	£455,053	£57,422	(£366,394)	(£802,126)
0%	£1,357,019	£966,531	£576,044	£183,694	(£232,939)
+5%	£1,868,497	£1,478,010	£1,087,522	£697,035	£306,548
+10%	£2,379,976	£1,989,488	£1,599,001	£1,208,514	£818,026

BLV of £717,500 is exceeded
Close to BLV of £717,500
Positive land value but below BLV of £717,500
Unviable (negative land value generated)

- 7.6 The previous table demonstrates that the scheme delivers a residual land value in excess of the BLV in all those scenarios highlighted in green. In these scenarios the more the land value exceeds the BLV the more headroom is available for S106 contributions and affordable housing.

- 7.7 For example a scenario which sees values increased by 10% results in a land value of £1,599,001 which is c£880,000 higher than the BLV of £717,500. In this scenario all of the S106 Obligations and some affordable housing would be viable.
- 7.8 The scenarios in peach are where there is a positive residual land value but this falls short of the required BLV.
- 7.9 The scenarios in red are where a negative land value is generated and, in these scenarios, it wouldn't be viable to provide affordable housing or pay the s106 contributions.

## 8. Conclusions

- 8.1 Avison Young (AY) has been appointed by North Lincolnshire Council (the Council) to prepare an independent assessment of scheme viability in relation to a proposed development of up to 66 dwellings (PA/2024/766) on Land at North Street, Winterton.
- 8.2 There is currently an outline planning permission (PA/2019/1414) already granted for this site with a signed S106, which includes the following obligations.
- Education contribution of £3,086 per dwelling (30% on occupation of the first dwelling, 30% on occupation of twentieth dwelling and 40% on occupation of thirty-fifth dwelling);
  - Affordable housing contribution of 13 dwellings (6 on occupation of the twentieth dwelling and 7 on occupation of the fortieth dwelling);
  - Provide a Local Equipped Area of play prior to occupation of fortieth dwelling);
  - Provide an open space contribution of £80,316 prior to occupation of the fortieth dwelling;
  - Recreation contribution of £56,974, with half to be paid on occupation of thirtieth dwelling and half on occupation of fiftieth dwelling.
- 8.3 The Applicant (Scothern Construction) is seeking to remove most contributions including affordable housing, but they have accepted the payment of £80,316 for the Council to adopt and maintain the open space and onsite play area.
- 8.4 The purpose of this assessment is to consider the viability of providing the S106 obligations (including policy-compliant provision of affordable housing) alongside other scheme development costs.
- 8.5 In order for any land to be released for development, the scheme in question is required to generate the minimum acceptable level of return for the landowner, in the form of a benchmark land value. The developer must also receive an acceptable level of return / profit for the level of risk that they take.
- 8.6 For the purpose of this assessment we have adopted a benchmark land value of £717,500 and applied a profit which equates to 18% of GDV.
- 8.7 Our base case appraisal generates a negative land value, meaning that the scheme is unviable on a policy-compliant basis.
- 8.8 Even if the scheme is based on 100% market sales (i.e. there is no affordable housing), and the S106 obligations are removed, the scheme still only generates a residual land value, which falls short of the Benchmark land Value.
- 8.9 **Therefore our assessment has concluded that the scheme cannot viably support any s106 contributions, including affordable housing. On this basis we recommend that the Council accepts the offer from the Applicant to pay £80,316 towards the maintenance of open space on site.**
- 8.10 Although not required in viability testing for planning purposes a sensitivity testing exercise demonstrated that the scheme could be viable and therefore able to support other S106 obligations and or affordable housing, subject to changes in construction costs and sales values.
- 8.11 On this basis the Council may want to consider some form of clawback arrangement within the S106 Agreement whereby a further open book appraisal will need to be completed after the scheme has been completed and if the clawback triggers are exceeded a further financial contribution in lieu of affordable housing and shortfall in the current S106 ask becomes payable to the Council.

# Appendix 1

## Terms and Conditions

# Avison Young (UK) Limited Standard Terms of Appointment

## PARTIES

- (1) Avison Young (UK) Limited incorporated and registered in England and Wales with company number 6382509 whose registered office is at 3 Brindleyplace, Birmingham, B1 2JB, United Kingdom (**Avison Young**).
- (2) The Client named in the Letter of Appointment (**Client**)

### 1. Interpretation

The following definitions and rules of interpretation apply in this appointment:

**Additional Services:** any additional services which Avison Young agrees to provide in accordance with clause 6.

**Fee:** the fees for the Services and any Additional Services (if any) as set out in the Letter of Appointment.

**Force Majeure Event:** means any circumstance not within a party's reasonable control including, without limitation: acts of God, flood, drought, earthquake or other natural disaster; epidemic or pandemic; terrorist attack, civil war, civil commotion or riots, war, threat of or preparation for war, armed conflict, imposition of sanctions, embargo, or breaking off of diplomatic relations; nuclear, chemical or biological contamination or sonic boom; any law or any action taken by a government or public authority, including without limitation imposing an export or import restriction, quota or prohibition, or failing to grant a necessary licence or consent; collapse of buildings, fire, explosion or accident; any labour or trade dispute, strikes, industrial action or lockouts; any interruption or failure of utility service

**Insolvent:** a party is insolvent if: a party is making a voluntary arrangement with its creditors, entering administration or going into liquidation; or a security holder taking possession, or a receiver or an administrative receiver being appointed over all or any part of the property or the assets of the party; or any other similar or analogous event in another jurisdiction.

**Letter of Appointment:** the letter by Avison Young which sets out the details of the Client and the Services and the Fee together with other details relating to the Service which may be appropriate to this appointment.

**Material:** all designs, drawings, models, plans, specifications, design details, photographs, brochures, reports, notes of meetings, CAD materials, calculations, data, databases, schedules, programmes, bills of quantities, budgets and any other materials provided in connection with the Services and all updates, amendments, additions and revisions to them and any works, designs, or inventions incorporated or referred to in them for any purpose relating to the Services.

**Services:** the Services set out in the Letter of Appointment and the Additional Services (if any).

**VAT:** value added tax imposed by the Value Added Tax Act 1994, or any similar tax in addition to or replacing it from time to time.

### 2. Appointment

- 2.1. The Client appoints Avison Young to carry out the Services, subject to the terms of this appointment.
- 2.2. This appointment takes effect from the date when Avison Young begins performing the Services, regardless of the date of this appointment.
- 2.3. This appointment consists of these Avison Young Terms and the Letter of Appointment.
- 2.4. Avison Young shall deem the Client to have accepted the terms of this appointment (including the details set out in the Letter of Appointment) within 30 days of their issue unless the Client has notified Avison Young otherwise in writing.

### 3. Consultant's Obligations

- 3.1. Avison Young warrants and undertakes that it shall comply with the terms of this appointment.
- 3.2. Avison Young warrants and undertakes that it shall act with reasonable skill and care:
  - 3.2.1. when performing the Services;
  - 3.2.2. to comply with any Act of Parliament, any instrument, rule or order made under any Act of Parliament; and any regulation or bye-law of any local authority, statutory undertaker or public or private utility or undertaking that has any jurisdiction over the Services or with those systems or property the Services is or will be connected.

## Avison Young (UK) Limited Standard Terms of Appointment

### 4. Client Obligations

- 4.1. The Client undertakes promptly to provide Avison Young with all information, assistance and materials that Avison Young may request from time to time to facilitate the proper and timely performance of the Services. The Client warrants that all information provided by it to Avison Young will be accurate and complete, and that it is entitled to provide the same to Avison Young for its use without recourse to any third party.
- 4.2. The Client undertakes promptly to carry out all such actions and provide all such resources (if any) as may be required of the Client in the Letter of Appointment.
- 4.3. The Services will be provided at Avison Young's premises when the nature of the work permits. If any of Avison Young's personnel are to perform any Services at the Client's premises, the Client shall ensure that such personnel are allowed access to such premises upon reasonable prior notice during normal business hours and shall take full responsibility for the safety and security of Avison Young's personnel whilst at such premises.

### 5. Remuneration

- 5.1. The payment terms set out in clauses 5.5 to 5.7 shall apply to all Services not covered under the Housing Grants, Construction and Regeneration Act 1996. The payments terms set out in clauses 5.8 to 5.14 apply to Services which are covered under the Housing Grants, Construction and Regeneration Act 1996.
- 5.2. The Client shall pay the Fee, together with any reasonable expenses and disbursements, which shall be Avison Young's entire remuneration under this appointment.
- 5.3. The Client shall pay Avison Young any VAT properly chargeable on the Services. Any amount expressed as payable to Avison Young under this appointment is exclusive of VAT unless stated otherwise.
- 5.4. The Fee shall be calculated and paid in instalments in accordance with the dates set out in the Letter of Appointment or if not set out, the Fee shall be paid at intervals of not less than one month, beginning one month after Avison Young begins performing the Services.

To the extent that the Fee is not set out in the Letter of Appointment, Avison Young will be entitled to charge a Fee based on its current hourly rates (which are available on request), and on the number of hours it has worked on the matter.

- 5.5. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the relevant instalment date.
- 5.6. Payment shall be made within 30 days of the date of the Invoice.
- 5.7. Avison Young reserves the right to charge interest and debt recovery costs in respect of any amounts not paid in accordance with clause 5.6. Interest will be calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".
- 5.8. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the payment due date in respect of the instalment of the Fee, and the basis on which that sum is calculated.
- 5.9. Payment shall be due on the date Avison Young submits each invoice (**payment due date**).
- 5.10. No later than five days after the payment due date, the Client shall notify Avison Young of the sum that the Client considers to have been due at the payment due date in respect of the payment and the basis on which that sum is calculated.
- 5.11. The **final date for payment** shall be 30 days after the payment due date.
- 5.12. Unless the Client has served a notice under clause 5.13, it shall pay Avison Young the sum referred to in the Client's notice under clause 5.10 (or, if the Client has not served notice under clause 5.10, the sum in the invoice referred to in clause 5.8) (the **notified sum**) on or before the final date for payment.
- 5.13. Not less than five days before the final date for payment (the **prescribed period**), the Client may give Avison Young notice that it intends to pay less than the notified sum (a pay less notice). Any pay less notice shall specify:

## Avison Young (UK) Limited Standard Terms of Appointment

5.13.1. the sum that the Client considers to be due on the payment due date; and

5.13.2. the basis on which that sum is calculated.

5.14. If the Client fails to pay an amount due to Avison Young by the final date for payment and fails to give a pay less notice, then the Client shall pay interest calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".

### 6. Additional Services

6.1. Each party shall notify the other as soon as reasonably practicable if it becomes apparent that Additional Services are likely to be required, and such notice will identify the required services.

6.2. Additional Services may arise as a result of the following:

6.2.1. a change in the scope, size, complexity or duration of the Services;

6.2.2. any other changes to the Services as set out in the Letter of Appointment;

6.2.3. any material delay or disruption to the Services; or

6.2.4. any other cause outside Avison Young's reasonable control and which it could not reasonably have foreseen at the date of this appointment.

6.3. If the Client provides a notice under clause 6.1, then as soon as reasonably practicable after receiving the notice, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services. If Avison Young provides a notice under clause 6.1, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services at the same time it provides the notice.

6.4. The Fee for the Additional Services shall be calculated by agreement between the parties.

6.5. At the Client's discretion, acting reasonably, it may instruct Avison Young to carry out the Additional Services. For the avoidance of doubt, Avison Young shall only perform Additional Services on receipt of a written instruction to do so by the Client.

6.6. Any Fee payable by the Client in respect of Additional Services shall be included in the next invoice following performance of the Additional Services.

### 7. Limitation of Liability – PLEASE READ THIS SECTION CAREFULLY

7.1. Without affecting any other limitation in this appointment, Avison Young's liability under or in connection with this appointment shall be limited to £5,000,000 in total for all claims arising. This limit shall apply however that liability arises including a liability arising by breach of contract, arising by tort (including the tort of negligence) or arising by breach of statutory duty. Nothing in this appointment shall exclude or limit Avison Young's liability for:

7.1.1. death or personal injury caused by Avison Young's negligence; or

7.1.2. fraud or fraudulent misrepresentation.

7.2. None of Avison Young's employees, directors or consultants individually has a contract with the Client or owes the Client a duty of care or personal responsibility. The Client agrees that it will not bring any claim against any such individuals personally in connection with the Services.

7.3. If the Client suffers loss as a result of Avison Young's breach of contract or negligence, Avison Young's liability shall be limited to a just and equitable proportion of the Client's loss having regard to the extent of responsibility of any other party. Avison Young's liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an appointment between the Client and them, difficulty in enforcement, or any other cause.

7.4. Avison Young shall have no liability to the Client under this appointment in respect of loss of profits, loss of revenue or business, loss of goodwill or reputation or any other indirect or consequential losses.

7.5. The Services and any Material produced in connection with the Services are provided for the Client's benefit alone and solely for the purposes of the instruction to which it relates. The Services or any Material may not, without Avison Young's written consent, be used or relied upon by any third party, even if that party pays all or part of Avison Young's Fees, or is permitted to see a copy of the Materials Avison Young create. If Avison Young provides written consent for a third party to rely on the Services or the Materials, it may be subject to a further fee, and any such third party will be deemed to have accepted the terms and conditions set out in this appointment.

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7.6. Avison Young shall not be liable for any loss or damage suffered or incurred by the Client arising from Avison Young's delay in performing or failure to perform the Services and/or any of its obligations under this appointment where such delay or failure results from a Force Majeure Event.

### 8. Suspension

- 8.1. The Client may, at any time, suspend performance of all or part of the Services by giving written notice to Avison Young. Subject to clause 9.1, Avison Young shall resume performance of the Services as soon as reasonably practicable after receiving a written notice to do so from the Client.
- 8.2. Avison Young may suspend the performance of any or all of its Services and other obligations under this appointment by giving not less than seven days' notice to the Client of its intention to do so in the event that the Client fails to pay an invoice in accordance with the relevant payment provisions set out in clause 5.
- 8.3. In the event of a suspension in accordance with this appointment, the Client shall pay Avison Young an amount in respect of any costs and expenses reasonably incurred by Avison Young as a result of such suspension.

### 9. Termination

- 9.1. Avison Young may immediately terminate its engagement under this appointment by giving written notice to the Client if:
- 9.1.1. a suspension of the Services in accordance with clause 8.1 continues for a continuous period of six months; and
- 9.1.2. the Client does not instruct Avison Young to resume the Services within 30 days of receiving a written notice from Avison Young requiring it to do so.
- 9.2. Either party may immediately terminate this appointment by giving written notice to the other party if:
- 9.2.1. the other party is in material breach of its obligations under this appointment and fails to remedy that breach within 14 days of receiving written notice requiring it to do so; or
- 9.2.2. the other party becomes Insolvent; or
- 9.2.3. a Force Majeure Event continues for a period of more than 30 days.

9.3. Either party may terminate this appointment at any time for any reason by giving no less than 30 days written notice to the other party.

### 10. Consequences of Termination

- 10.1. On termination the Client shall immediately pay Avison Young:
- 10.1.1. any amount properly due for payment under this appointment at the date of termination; and
- 10.1.2. a fair and reasonable proportion of the next instalment of the Fee, together with any expenses and disbursements, commensurate with the Services properly performed at the date of termination; and
- 10.1.3. any expenses, disbursements or costs necessarily incurred by Avison Young as a direct result of termination (unless the termination arises as a result of Avison Young's default).
- 10.2. Termination of Avison Young's engagement under this appointment shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination, including the right to claim damages in respect of any breach of this appointment which existed at or before the date of termination.

### 11. Copyright and Intellectual Property

- 11.1. Avison Young owns all intellectual property rights (including copyright) relating to the Material it produces.
- 11.2. On payment of the Fee, Avison Young grants to the Client an irrevocable, non-exclusive, non-terminable, royalty-free licence to copy and make full use of any Material prepared by, or on behalf of, Avison Young for any purpose relating to the project or the property to which the Services relate.
- 11.3. Avison Young shall not be liable for use of the Material for any purpose other than that for which it was prepared and/or provided.
- 11.4. The Client may, at any time (whether before or after completion of the Services, or after termination of Avison Young's engagement under this appointment), request a copy or copies of (some or all of) the Material from Avison Young. On the Client's payment of Avison Young's reasonable charges for providing the copy (or copies), Avison Young shall provide the copy (or copies) to the Client.

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## 12. Confidentiality

- 12.1. Each party undertakes that it shall not at any time disclose to any person any confidential information concerning the business, affairs, customers, clients or suppliers of the other party or of any member of the group of companies to which the other party belongs, except as permitted by clause 12.2.
- 12.2. Each party may disclose the other party's confidential information:
- 12.2.1. to its employees, officers, representatives, contractors, sub-contractors or advisers who need to know such information for the purposes of exercising the party's rights or carrying out the party's obligations under or in connection with this appointment. Each party shall ensure that its employees, officers, representatives, contractors, sub-contractors or advisers to whom it discloses the other party's confidential information comply with this clause 12; and
- 12.2.2. as may be required by law, to a court of competent jurisdiction or any governmental or regulatory authority.
- 12.3. No party shall use any other party's confidential information for any purpose other than to exercise its rights and perform its obligations under or in connection with this appointment.

## 13. Anti-Money Laundering

- 13.1. Avison Young operate an anti-money laundering policy in compliance with the Money Laundering Regulations 2007 and the Money Laundering Regulations 2017, The Proceeds of Crime Act 2002, The Terrorism Act 2000 and subordinate legislation. Avison Young may require the Client to provide information (including proof of identity or income) from time to time to enable Avison Young to verify the Client's identity. For the avoidance of doubt this may require Avison Young to request and retain information relating to the directors and the "beneficial owners" of the Client, as is required under the legislation.
- 13.2. Any failure to provide such information within seven days of such a request shall give Avison Young the right to terminate this appointment in accordance with Clause 9.2.1 of this appointment.

## 14. Bribery Act

- 14.1. In order to Comply with the Bribery Act 2010, either party must inform the other if it becomes aware of any person (employee, agent, intermediary, contractor, private individual, commercial organisation or public official) connected (in any way) with this appointment who has committed an offence under the Bribery Act 2010 (or any equivalent legislation).
- 14.2. Avison Young reserves the right to terminate this appointment in accordance with Clause 9.2.1 should it reasonably believe that a breach or likely breach of the Bribery Act 2010 (or any equivalent legislation) has occurred.

## 15. Data Protection

As a result of Avison Young's relationship with the Client, Avison Young may collect or retain personal data about the Client. If the Client is a company, this may include information about the Client's employees, officers, or shareholders. If the Client is a person, this may include information about the Client's family members. Avison Young will only use such data for the purposes of providing the Services, or for related purposes such as updating Client records, money laundering compliance and other legal and regulatory compliance, and we may need to disclose this information to appropriate persons in relation to such matters. In providing any personal data to Avison Young, the Client confirms that it has informed the individuals concerned and obtained any necessary consent to the transfer to Avison Young and for Avison Young's use of their data for these purposes.

## 16. Professional Indemnity Insurance

- 16.1. Avison Young shall maintain professional indemnity insurance to cover its liabilities arising out of this appointment for a period beginning on the date of this appointment and ending 6 years after the date of completion of the Services provided that such insurance is available at commercially reasonable rates and terms with reputable insurers lawfully carrying on insurance business in the UK.
- 16.2. Whenever the Client reasonably requests, Avison Young shall send the Client a broker letter/certificate to evidence that Avison Young's professional indemnity insurance is in force.

# Avison Young (UK) Limited Standard Terms of Appointment

## 17. Complaints

In the event that the Client has a complaint the Client shall be entitled to have access to the complaints handling procedure maintained by Avison Young which contains a dispute resolution process as required by the Royal Institution of Chartered Surveyors (RICS) rules of conduct (details of which are available from Avison Young on request).

## 18. Unoccupied Premises or Properties

Avison Young accepts no liability or responsibility for the security, maintenance or repair of, or for any damage to any premises or properties to which the Services relate. The Client shall take all necessary action to protect such premises or property and to ensure that they have adequate insurance cover in place.

## 19. Joint and Several Liability

If at any time the Client shall consist of more than one person, the obligations on the Client under this appointment shall be enforceable against each of them on a joint and several basis.

## 20. Assignment and Subcontracting

- 20.1. Neither party shall assign or subcontract its rights or obligations under this appointment without the prior written consent of the other party such consent not to be unreasonably withheld or delayed.
- 20.2. If the Client wishes to instruct Avison Young to use a specific contractor or consultant, Avison Young shall instruct such contractor on the Client's behalf. The Client retains all responsibility for any such contractors or consultants and will undertake all due diligence and investigation in relation to their competences and resources. Avison Young accepts no responsibility or liability for the acts of any consultants or contractors appointed at the Client's request.

## 21. Notice

A notice given to a party under or in connection with this appointment shall be in writing and delivered by hand or by recorded delivery post to the address recorded in the Letter of Appointment or such other address as the party may specify from time to time by written notice to the other.

## 22. Liability Period

Neither party shall commence any legal action against the other under this appointment after six years from the date of completion of the Services.

## 23. Third Party Rights

Except in relation to clause 7.2, a person who is not a party to this appointment shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this appointment.

## 24. Entire Agreement

- 24.1. This appointment constitutes the entire agreement between the parties and supersedes and extinguishes all previous discussions, correspondence, negotiations, drafts, agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.
- 24.2. Each party agrees that in entering into this appointment it does not rely on, and shall have no remedies in respect of, any statement, representation, assurance or warranty (whether made innocently or negligently) that is not set out in this appointment.
- 24.3. Each party agrees that it shall have no claim for innocent or negligent misrepresentation or negligent misstatement based on any statement in this appointment.
- 24.4. No variation to this appointment will be binding unless agreed in writing by both parties.
- 24.5. Nothing in this clause shall limit or exclude any liability for fraud.

## 25. Severance

If any provision or part-provision of this appointment is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of this appointment.

## Avison Young (UK) Limited Standard Terms of Appointment

### 26. Non-Solicitation

- 26.1. The Client agrees that both during and for a period of twelve months after the term of this Appointment, the Client shall not (and shall procure that none of its subsidiary or associated companies shall) without the prior written consent of Avison Young:
- 26.1.1. directly or indirectly employ or engage any person who is (or was at any time during the term of this Appointment) a director, member, employee, agent or contractor of Avison Young and with whom the Client has had dealings pursuant to this Appointment (a "relevant person"), or solicit or induce any such relevant person to terminate their employment or engagement with Avison Young;
- 26.1.2. engage or accept services from or otherwise deal with any company, partnership or other entity of which any relevant person is a director, member, employee, agent or contractor.
- 26.2. In granting its consent hereunder, if it agrees to do so, Avison Young shall be entitled to make such consent conditional upon the payment by the Client to Avison Young of a fee equal to 50% of the relevant person's average annual salary or earnings during the preceding 12 months, which equates roughly to the cost to Avison Young of replacing such relevant person.

### 27. Governing Law and Jurisdiction

- 27.1. This appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales and each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.
- 27.2. If the Services are provided primarily in Scotland then the appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with Scots law and each party irrevocably agrees that the courts of Scotland shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.

# **Appendix 2**

## **Comparable Sales Evidence**





## Barley Fields

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	03/10/2024		NaN	NaN	NaN		£395,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/153126464#/">https://www.rightmove.co.uk/properties/153126464#/</a>
The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/09/2024		NaN	NaN	NaN		£395,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/151356128#/">https://www.rightmove.co.uk/properties/151356128#/</a>
The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/09/2024		NaN	NaN	NaN		£409,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/150731162#/">https://www.rightmove.co.uk/properties/150731162#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	09/09/2024		NaN	NaN	NaN		£435,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/151356110#/">https://www.rightmove.co.uk/properties/151356110#/</a>
The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	20/08/2024		NaN	NaN	NaN		£435,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/150432593#/">https://www.rightmove.co.uk/properties/150432593#/</a>
The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	15/08/2024		NaN	NaN	NaN		£395,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/149959076#/">https://www.rightmove.co.uk/properties/149959076#/</a>
The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	29/07/2024		NaN	NaN	NaN		£409,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/150432752#/">https://www.rightmove.co.uk/properties/150432752#/</a>
The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	19/07/2024		NaN	NaN	NaN		£435,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/149959535#/">https://www.rightmove.co.uk/properties/149959535#/</a>
The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	19/07/2024		NaN	NaN	NaN		£409,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/149953247#/">https://www.rightmove.co.uk/properties/149953247#/</a>
46 The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/07/2024		NaN	NaN	NaN		£409,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/148954217#/">https://www.rightmove.co.uk/properties/148954217#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/07/2024		NaN	NaN	NaN		£435,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/148946696#/">https://www.rightmove.co.uk/properties/148946696#/</a>
2 The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/07/2024		NaN	NaN	NaN		£395,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/148607711#/">https://www.rightmove.co.uk/properties/148607711#/</a>
30 The Aston, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	26/06/2024		NaN	NaN	NaN		£509,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/148946618#/">https://www.rightmove.co.uk/properties/148946618#/</a>
46 The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	12/06/2024		NaN	NaN	NaN		£409,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/147732470#/">https://www.rightmove.co.uk/properties/147732470#/</a>
30 The Aston, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	10/06/2024		NaN	NaN	NaN		£509,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/147027116#/">https://www.rightmove.co.uk/properties/147027116#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	10/06/2024		NaN	NaN	NaN		£435,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/147497069#/">https://www.rightmove.co.uk/properties/147497069#/</a>
2 The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	31/05/2024		NaN	NaN	NaN		£395,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/147027074#/">https://www.rightmove.co.uk/properties/147027074#/</a>
43 The Aston, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/05/2024		2648	246	£2,134	£198	£524,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/145531622#/">https://www.rightmove.co.uk/properties/145531622#/</a>
46 The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/05/2024		NaN	NaN	NaN		£429,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/147026966#/">https://www.rightmove.co.uk/properties/147026966#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	01/05/2024		NaN	NaN	NaN		£459,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/147026813#/">https://www.rightmove.co.uk/properties/147026813#/</a>
46 The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	22/04/2024		NaN	NaN	NaN		£429,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/147026981#/">https://www.rightmove.co.uk/properties/147026981#/</a>
30 The Aston, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	22/04/2024		NaN	NaN	NaN		£524,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/145628774#/">https://www.rightmove.co.uk/properties/145628774#/</a>
2 The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	22/04/2024		NaN	NaN	NaN		£416,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/145531799#/">https://www.rightmove.co.uk/properties/145531799#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	22/04/2024		NaN	NaN	NaN		£459,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/145531229#/">https://www.rightmove.co.uk/properties/145531229#/</a>
46 The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	19/04/2024		NaN	NaN	NaN		£444,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/145531694#/">https://www.rightmove.co.uk/properties/145531694#/</a>
11 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	17/04/2024		NaN	NaN	NaN		£479,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/145628933#/">https://www.rightmove.co.uk/properties/145628933#/</a>
The Aston, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/03/2024		NaN	NaN	NaN		£524,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/144407651#/">https://www.rightmove.co.uk/properties/144407651#/</a>
The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/03/2024		NaN	NaN	NaN		£474,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/143365640#/">https://www.rightmove.co.uk/properties/143365640#/</a>
The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/03/2024		NaN	NaN	NaN		£429,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/144407783#/">https://www.rightmove.co.uk/properties/144407783#/</a>
46 The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/03/2024		NaN	NaN	NaN		£444,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/144407729#/">https://www.rightmove.co.uk/properties/144407729#/</a>
The Aston, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	12/02/2024		NaN	NaN	NaN		£524,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/143341451#/">https://www.rightmove.co.uk/properties/143341451#/</a>
The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	12/02/2024		NaN	NaN	NaN		£444,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/143341490#/">https://www.rightmove.co.uk/properties/143341490#/</a>
The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	06/02/2024		NaN	NaN	NaN		£429,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/143635145#/">https://www.rightmove.co.uk/properties/143635145#/</a>
2 The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	15/01/2024		NaN	NaN	NaN		£444,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/86564109#/">https://www.rightmove.co.uk/properties/86564109#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	05/01/2024		NaN	NaN	NaN		£484,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/143087729#/">https://www.rightmove.co.uk/properties/143087729#/</a>
45 The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	03/01/2024		2863	266	£1,722	£160	£457,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/143087774#/">https://www.rightmove.co.uk/properties/143087774#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	21/12/2023		NaN	NaN	NaN		£484,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/140849957#/">https://www.rightmove.co.uk/properties/140849957#/</a>
2 The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	11/10/2023		NaN	NaN	NaN		£444,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/140537570#/">https://www.rightmove.co.uk/properties/140537570#/</a>
44 The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	05/10/2023		NaN	NaN	NaN		£489,995	Detached		5 <a href="https://www.rightmove.co.uk/properties/140537546#/">https://www.rightmove.co.uk/properties/140537546#/</a>
The Ganton, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/09/2023		NaN	NaN	NaN		£435,000	Detached		5 <a href="https://www.rightmove.co.uk/properties/140228993#/">https://www.rightmove.co.uk/properties/140228993#/</a>
The Turnberry, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/09/2023		NaN	NaN	NaN		£480,000	Detached		5 <a href="https://www.rightmove.co.uk/properties/140273519#/">https://www.rightmove.co.uk/properties/140273519#/</a>
The Sandringham, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/09/2023		NaN	NaN	NaN		£460,000	Detached		5 <a href="https://www.rightmove.co.uk/properties/140227292#/">https://www.rightmove.co.uk/properties/140227292#/</a>

## Falkland Way

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
26, ORANGELEAF WAY, Barton-Upon-Humber, North Lincolnshire	DN18 5GB	Falkland Way - Keigar Homes	01/11/2024		NaN	NaN	NaN		£80,000	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/151049387/">https://www.rightmove.co.uk/properties/151049387/#/</a>
28, ORANGELEAF WAY, Barton-Upon-Humber, North Lincolnshire	DN18 5GB	Falkland Way - Keigar Homes	30/10/2024		NaN	NaN	NaN		£80,000	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/151049384/#/">https://www.rightmove.co.uk/properties/151049384/#/</a>
1, Marsh Lane, Barton-Upon-Humber, North Lincolnshire	DN18 5HB	Falkland Way - Keigar Homes	13/01/2023		NaN	NaN	NaN		£200,000	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/120670448/#/">https://www.rightmove.co.uk/properties/120670448/#/</a>
338, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	27/09/2024		1109	103	£2,572	£239	£264,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/153095897/#/">https://www.rightmove.co.uk/properties/153095897/#/</a>
336, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	27/09/2024		1109	103	£2,572	£239	£264,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/153095888/#/">https://www.rightmove.co.uk/properties/153095888/#/</a>
316, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	27/09/2024		1496	139	£2,410	£224	£334,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/153095864/#/">https://www.rightmove.co.uk/properties/153095864/#/</a>
337, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	27/09/2024		1346	125	£2,520	£234	£314,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/153095891/#/">https://www.rightmove.co.uk/properties/153095891/#/</a>
335, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	27/09/2024		1496	139	£2,374	£221	£329,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/153095882/#/">https://www.rightmove.co.uk/properties/153095882/#/</a>
339, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	27/09/2024		1496	139	£2,374	£221	£329,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/153095906/#/">https://www.rightmove.co.uk/properties/153095906/#/</a>
319, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	22/11/2024		2164	201	£1,741	£162	£349,950	Detached	5	<a href="https://www.rightmove.co.uk/properties/153095876/#/">https://www.rightmove.co.uk/properties/153095876/#/</a>
3, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	13/11/2024		2637	245	£1,714	£159	£419,950	Detached	5	<a href="https://www.rightmove.co.uk/properties/154842860/#/">https://www.rightmove.co.uk/properties/154842860/#/</a>
3, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	13/11/2024		2164	201	£1,791	£166	£359,950	Detached	5	<a href="https://www.rightmove.co.uk/properties/154842869/#/">https://www.rightmove.co.uk/properties/154842869/#/</a>
3, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	11/11/2024		2164	201	£1,741	£162	£349,950	Detached	5	<a href="https://www.rightmove.co.uk/properties/154842878/#/">https://www.rightmove.co.uk/properties/154842878/#/</a>
3, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	11/11/2024		2164	201	£1,741	£162	£349,950	Detached	5	<a href="https://www.rightmove.co.uk/properties/154842890/#/">https://www.rightmove.co.uk/properties/154842890/#/</a>
315, Ascension View, Barton-Upon-Humber, North Lincolnshire	DN18 5SE	Falkland Way - Keigar Homes	01/10/2024		2164	201	£1,741	£162	£349,950	Detached	5	<a href="https://www.rightmove.co.uk/properties/87036759/#/">https://www.rightmove.co.uk/properties/87036759/#/</a>

Harrison Green

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
64, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	17/09/2024		646		60	£2,666	£248	£159,950	Semi-detached	2 <a href="https://www.rightmove.co.uk/properties/152529527/">https://www.rightmove.co.uk/properties/152529527/</a>
31, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	22/04/2024		1119		104	£1,442	£134	£149,950	Semi-detached	2 <a href="https://www.rightmove.co.uk/properties/86501391#/">https://www.rightmove.co.uk/properties/86501391#/</a>
62, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	13/11/2024			NaN		NaN	NaN	£234,950	Detached	3 <a href="https://www.rightmove.co.uk/properties/152783009#/">https://www.rightmove.co.uk/properties/152783009#/</a>
61, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	11/11/2024		1109		103	£2,524	£234	£259,950	Detached	3 <a href="https://www.rightmove.co.uk/properties/154822682#/">https://www.rightmove.co.uk/properties/154822682#/</a>
61, FERRY ROAD, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	11/11/2024		1109		103	£2,524	£234	£259,950	Detached	3 <a href="https://www.rightmove.co.uk/properties/152531126#/">https://www.rightmove.co.uk/properties/152531126#/</a>
38, FERRY ROAD, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	17/09/2024		1109		103	£2,524	£234	£259,950	Detached	3 <a href="https://www.rightmove.co.uk/properties/151915595#/">https://www.rightmove.co.uk/properties/151915595#/</a>
19, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	17/09/2024		1126		105	£2,484	£231	£259,950	Detached	3 <a href="https://www.rightmove.co.uk/properties/151176758#/">https://www.rightmove.co.uk/properties/151176758#/</a>
19, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	02/09/2024		1109		103	£2,524	£234	£259,950	Detached	3 <a href="https://www.rightmove.co.uk/properties/151915571#/">https://www.rightmove.co.uk/properties/151915571#/</a>
63, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	11/11/2024		1615		150	£1,450	£135	£217,500	Semi-detached	3 <a href="https://www.rightmove.co.uk/properties/154822691#/">https://www.rightmove.co.uk/properties/154822691#/</a>
63, FERRY ROAD, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	17/09/2024		1615		150	£1,450	£135	£217,500	Semi-detached	3 <a href="https://www.rightmove.co.uk/properties/152529521#/">https://www.rightmove.co.uk/properties/152529521#/</a>
35, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	10/09/2024		1066		99	£2,070	£192	£204,950	Semi-detached	3 <a href="https://www.rightmove.co.uk/properties/145591982#/">https://www.rightmove.co.uk/properties/145591982#/</a>
55, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	15/11/2024		1496		139	£2,410	£224	£334,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/154822676#/">https://www.rightmove.co.uk/properties/154822676#/</a>
32, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	11/11/2024		1346		125	£2,480	£230	£309,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/154822667#/">https://www.rightmove.co.uk/properties/154822667#/</a>
7, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	28/10/2024		1346		125	£2,400	£223	£299,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/137330693#/">https://www.rightmove.co.uk/properties/137330693#/</a>
16, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	16/10/2024		1346		125	£2,400	£223	£299,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/146757062#/">https://www.rightmove.co.uk/properties/146757062#/</a>
6, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	16/10/2024		1346		125	£2,400	£223	£299,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/137325605#/">https://www.rightmove.co.uk/properties/137325605#/</a>
37, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	02/09/2024		1346		125	£2,480	£230	£309,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/151915577#/">https://www.rightmove.co.uk/properties/151915577#/</a>
20, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	02/09/2024		1346		125	£2,480	£230	£309,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/151915574#/">https://www.rightmove.co.uk/properties/151915574#/</a>
14, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	16/08/2024		1044		97	£3,298	£306	£319,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/144555080#/">https://www.rightmove.co.uk/properties/144555080#/</a>
Plot 5, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	12/02/2024			NaN		NaN	NaN	£319,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/86290302#/">https://www.rightmove.co.uk/properties/86290302#/</a>
13, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	09/02/2024			NaN		NaN	NaN	£319,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/144555071#/">https://www.rightmove.co.uk/properties/144555071#/</a>
32, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	11/11/2024		1636		152	£2,763	£257	£419,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/154822679#/">https://www.rightmove.co.uk/properties/154822679#/</a>
17, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	04/11/2024		2164		201	£1,716	£159	£344,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/148884590#/">https://www.rightmove.co.uk/properties/148884590#/</a>
32, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	09/10/2024		1636		152	£2,565	£238	£389,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/153510248#/">https://www.rightmove.co.uk/properties/153510248#/</a>
11, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	26/09/2024		2164		201	£1,716	£159	£344,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/143218685#/">https://www.rightmove.co.uk/properties/143218685#/</a>
Plot 9, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	17/09/2024			NaN		NaN	NaN	£339,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/145372916#/">https://www.rightmove.co.uk/properties/145372916#/</a>
12, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	04/09/2024			NaN		NaN	NaN	£344,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/143218694#/">https://www.rightmove.co.uk/properties/143218694#/</a>
Plot 3, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	16/08/2024		883		82	£4,146	£385	£339,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/136489559#/">https://www.rightmove.co.uk/properties/136489559#/</a>
Plot 8, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	01/07/2024		861		80	£4,249	£395	£339,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/86501415#/">https://www.rightmove.co.uk/properties/86501415#/</a>
2, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	19/04/2024		861		80	£4,874	£453	£389,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/136489550#/">https://www.rightmove.co.uk/properties/136489550#/</a>
Plot 10, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	19/03/2024			NaN		NaN	NaN	£399,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/86501379#/">https://www.rightmove.co.uk/properties/86501379#/</a>
Plot 4, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	24/01/2024		861		80	£4,249	£395	£339,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/136489574#/">https://www.rightmove.co.uk/properties/136489574#/</a>
Plot 1, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	10/10/2023		807		75	£5,333	£495	£399,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/133869809#/">https://www.rightmove.co.uk/properties/133869809#/</a>

## Meadowcroft

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
074 Mayfield, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	21/08/2024		NaN		NaN	NaN	£119,996	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/150324320#/">https://www.rightmove.co.uk/properties/150324320#/</a>
075 Cork, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	19/06/2024		NaN		NaN	NaN	£119,996	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/142650020#/">https://www.rightmove.co.uk/properties/142650020#/</a>
097 Mayfield, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	24/03/2024		NaN		NaN	NaN	£127,996	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/142650026#/">https://www.rightmove.co.uk/properties/142650026#/</a>
024 Cork, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	12/12/2023		NaN		NaN	NaN	£123,996	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/141411632#/">https://www.rightmove.co.uk/properties/141411632#/</a>
101 Cork, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	23/10/2023		NaN		NaN	NaN	£122,396	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/137884952#/">https://www.rightmove.co.uk/properties/137884952#/</a>
105 Cork, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	17/04/2023		NaN		NaN	NaN	£121,596	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/133679717#/">https://www.rightmove.co.uk/properties/133679717#/</a>
6, Cornfield Way, Winterton, North Lincolnshire	DN15 9FG	Meadowcroft - Gleeson	13/11/2024		1238	115	£1,652	£153	£189,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153961397#/">https://www.rightmove.co.uk/properties/153961397#/</a>
16, Cornfield Way, Winterton, North Lincolnshire	DN15 9FG	Meadowcroft - Gleeson	18/10/2024		673	63	£3,360	£312	£209,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153959324#/">https://www.rightmove.co.uk/properties/153959324#/</a>
1, Cornfield Way, Winterton, North Lincolnshire	DN15 9FG	Meadowcroft - Gleeson	18/10/2024		1356	126	£1,508	£140	£189,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153959330#/">https://www.rightmove.co.uk/properties/153959330#/</a>
5, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	13/11/2024		1109	103	£2,427	£225	£249,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/145592030#/">https://www.rightmove.co.uk/properties/145592030#/</a>
36, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	25/10/2024		1109	103	£2,427	£225	£249,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/134565146#/">https://www.rightmove.co.uk/properties/134565146#/</a>
7, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	16/10/2024		1109	103	£2,475	£230	£254,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/151176773#/">https://www.rightmove.co.uk/properties/151176773#/</a>
4, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	26/09/2024		1109	103	£2,427	£225	£249,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/145592003#/">https://www.rightmove.co.uk/properties/145592003#/</a>
39, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	17/09/2024		1109	103	£2,427	£225	£249,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/152475275#/">https://www.rightmove.co.uk/properties/152475275#/</a>
33, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	17/09/2024		1109	103	£2,427	£225	£249,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/133691945#/">https://www.rightmove.co.uk/properties/133691945#/</a>
28, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	13/09/2024		1109	103	£2,475	£230	£254,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/152402039#/">https://www.rightmove.co.uk/properties/152402039#/</a>
38, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	06/09/2024		NaN		NaN	NaN	£249,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/134565155#/">https://www.rightmove.co.uk/properties/134565155#/</a>
32, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	12/06/2024		1055	98	£2,551	£237	£249,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/133691939#/">https://www.rightmove.co.uk/properties/133691939#/</a>
72, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	15/05/2024		743	69	£4,202	£390	£289,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/141959699#/">https://www.rightmove.co.uk/properties/141959699#/</a>
098 Kilkenny, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	24/11/2024		NaN		NaN	NaN	£189,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/143122223#/">https://www.rightmove.co.uk/properties/143122223#/</a>
077 Kilkenny, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	24/11/2024		NaN		NaN	NaN	£189,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/150324329#/">https://www.rightmove.co.uk/properties/150324329#/</a>
016 Kildare, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	04/11/2024		NaN		NaN	NaN	£209,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/149334233#/">https://www.rightmove.co.uk/properties/149334233#/</a>
017 Kilkenny, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	05/10/2024		NaN		NaN	NaN	£189,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/151905170#/">https://www.rightmove.co.uk/properties/151905170#/</a>
018 Renmore, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	28/07/2024		NaN		NaN	NaN	£209,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/149334239#/">https://www.rightmove.co.uk/properties/149334239#/</a>
025 Kilkenny, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	05/06/2024		NaN		NaN	NaN	£189,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/146465489#/">https://www.rightmove.co.uk/properties/146465489#/</a>
106 Kilkenny, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	09/03/2024		NaN		NaN	NaN	£195,245	Detached	3	<a href="https://www.rightmove.co.uk/properties/132531059#/">https://www.rightmove.co.uk/properties/132531059#/</a>
027 Kildare, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	25/02/2024		NaN		NaN	NaN	£219,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/141411641#/">https://www.rightmove.co.uk/properties/141411641#/</a>
029 Renmore, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	13/11/2023		NaN		NaN	NaN	£216,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/141244151#/">https://www.rightmove.co.uk/properties/141244151#/</a>
030 Renmore, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	26/09/2023		797	74	£2,932	£272	£216,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/135974117#/">https://www.rightmove.co.uk/properties/135974117#/</a>
029 Renmore, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	18/06/2023		NaN		NaN	NaN	£216,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/135974114#/">https://www.rightmove.co.uk/properties/135974114#/</a>
002 Kildare, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	11/06/2023		1066	99	£2,222	£206	£219,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/133806392#/">https://www.rightmove.co.uk/properties/133806392#/</a>
107 Kildare, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	29/05/2023		NaN		NaN	NaN	£207,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/128850074#/">https://www.rightmove.co.uk/properties/128850074#/</a>
084 Kilkenny, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	06/03/2023		NaN		NaN	NaN	£193,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/128850068#/">https://www.rightmove.co.uk/properties/128850068#/</a>
035 Renmore, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	04/12/2022		NaN		NaN	NaN	£208,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/128850086#/">https://www.rightmove.co.uk/properties/128850086#/</a>
6, Cornfield Way, Winterton, North Lincolnshire	DN15 9FG	Meadowcroft - Gleeson	25/10/2024		1238	115	£1,478	£137	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/153959372#/">https://www.rightmove.co.uk/properties/153959372#/</a>
21, Cornfield Way, Winterton, North Lincolnshire	DN15 9FG	Meadowcroft - Gleeson	18/10/2024		807	75	£2,533	£235	£189,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/153959333#/">https://www.rightmove.co.uk/properties/153959333#/</a>
52, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	23/08/2024		NaN		NaN	NaN	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/147037589#/">https://www.rightmove.co.uk/properties/147037589#/</a>
51, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	19/04/2024		1367	127	£1,771	£165	£224,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/147037568#/">https://www.rightmove.co.uk/properties/147037568#/</a>
094 Wicklow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	24/11/2024		NaN		NaN	NaN	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/150967199#/">https://www.rightmove.co.uk/properties/150967199#/</a>
021 Wexford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	24/11/2024		NaN		NaN	NaN	£189,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/150324335#/">https://www.rightmove.co.uk/properties/150324335#/</a>
096 Woodford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	25/08/2024		NaN		NaN	NaN	£181,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/148102265#/">https://www.rightmove.co.uk/properties/148102265#/</a>
076 Wexford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	29/07/2024		NaN		NaN	NaN	£189,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/148102271#/">https://www.rightmove.co.uk/properties/148102271#/</a>
095 Wicklow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	21/07/2024		NaN		NaN	NaN	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/148102256#/">https://www.rightmove.co.uk/properties/148102256#/</a>
042 Wicklow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	05/06/2024		NaN		NaN	NaN	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/143160170#/">https://www.rightmove.co.uk/properties/143160170#/</a>
099 Woodford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	05/06/2024		NaN		NaN	NaN	£179,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/86397339#/">https://www.rightmove.co.uk/properties/86397339#/</a>
033 Woodford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	09/03/2024		NaN		NaN	NaN	£190,245	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/143354768#/">https://www.rightmove.co.uk/properties/143354768#/</a>
100 Wexford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	23/01/2024		NaN		NaN	NaN	£191,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/86397342#/">https://www.rightmove.co.uk/properties/86397342#/</a>
023 Tyrone, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	26/11/2023		NaN		NaN	NaN	£139,996	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/141411638#/">https://www.rightmove.co.uk/properties/141411638#/</a>
102 Tyrone, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	25/09/2023		NaN		NaN	NaN	£138,396	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/135610568#/">https://www.rightmove.co.uk/properties/135610568#/</a>
043 Wicklow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	19/09/2023		NaN		NaN	NaN	£179,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/128850065#/">https://www.rightmove.co.uk/properties/128850065#/</a>
042 Wicklow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	13/09/2023		NaN		NaN	NaN	£179,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/133996274#/">https://www.rightmove.co.uk/properties/133996274#/</a>
110 Wexford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	23/07/2023		NaN		NaN	NaN	£194,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/128850083#/">https://www.rightmove.co.uk/properties/128850083#/</a>
037 Woodford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	18/06/2023		NaN		NaN	NaN	£193,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/86123277#/">https://www.rightmove.co.uk/properties/86123277#/</a>
104 Tyrone, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	02/05/2023		NaN		NaN	NaN	£137,596	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/133679720#/">https://www.rightmove.co.uk/properties/133679720#/</a>
036 Tyrone, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	25/04/2023		753	70	£1,966	£183	£137,596	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/133200848#/">https://www.rightmove.co.uk/properties/133200848#/</a>
040 Wexford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	11/03/2023		NaN		NaN	NaN	£195,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/132349805#/">https://www.rightmove.co.uk/properties/132349805#/</a>
109 Tyrone, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	20/02/2023		NaN		NaN	NaN	£135,996	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/128850059#/">https://www.rightmove.co.uk/properties/128850059#/</a>
039 Woodford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	14/02/2023		NaN		NaN	NaN	£191,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/128850077#/">https://www.rightmove.co.uk/properties/128850077#/</a>
042 Wicklow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	14/01/2023		NaN		NaN	NaN	£189,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/128850062#/">https://www.rightmove.co.uk/properties/128850062#/</a>
6, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	16/10/2024		1346	125	£2,480	£230	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/147938768#/">https://www.rightmove.co.uk/properties/147938768#/</a>
11, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	23/09/2024		1496	139	£2,374	£221	£329,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/152782139#/">https://www.rightmove.co.uk/properties/152782139#/</a>
35, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	17/09/2024		1496	139	£2,230	£207	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/152475203#/">https://www.rightmove.co.uk/properties/152475203#/</a>
30, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	17/09/2024		1346	125	£2,480	£230	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/145591976#/">https://www.rightmove.co.uk/properties/145591976#/</a>
8, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	17/09/2024		1346	125	£2,480	£230	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/151530503#/">https://www.rightmove.co.uk/properties/151530503#/</a>
29, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	20/08/2024		NaN		NaN	NaN	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/151530497#/">https://www.rightmove.co.uk/properties/151530497#/</a>

## Meadowcroft

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
42, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	29/06/2024		1173		109	£2,889	£268	£314,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/86501031#/">https://www.rightmove.co.uk/properties/86501031#/</a>
35, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	15/05/2024		1991		185	£1,675	£156	£309,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/133691957#/">https://www.rightmove.co.uk/properties/133691957#/</a>
Plot 74, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	12/02/2024		1884		175	£1,714	£159	£299,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/134565203#/">https://www.rightmove.co.uk/properties/134565203#/</a>
Plot 40, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	28/11/2023		NaN		NaN	NaN	NaN	£299,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/134565179#/">https://www.rightmove.co.uk/properties/134565179#/</a>
Plot 34, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	28/11/2023		1141		106	£2,830	£263	£299,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/133691951#/">https://www.rightmove.co.uk/properties/133691951#/</a>
Plot 37, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	10/10/2023		2142		199	£1,507	£140	£299,950	Detached	4 <a href="https://www.rightmove.co.uk/properties/134565152#/">https://www.rightmove.co.uk/properties/134565152#/</a>
003 Longford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	13/10/2024		NaN		NaN	NaN	NaN	£269,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/152176283#/">https://www.rightmove.co.uk/properties/152176283#/</a>
022 Carlow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	01/09/2024		NaN		NaN	NaN	NaN	£244,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/150324341#/">https://www.rightmove.co.uk/properties/150324341#/</a>
015 Carlow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	02/08/2024		NaN		NaN	NaN	NaN	£249,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/146465495#/">https://www.rightmove.co.uk/properties/146465495#/</a>
026 Carlow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	17/07/2024		NaN		NaN	NaN	NaN	£244,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/141411644#/">https://www.rightmove.co.uk/properties/141411644#/</a>
031 Longford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	16/04/2024		NaN		NaN	NaN	NaN	£229,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/135974120#/">https://www.rightmove.co.uk/properties/135974120#/</a>
028 Carlow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	04/12/2023		1346	125	£2,080	£193	£259,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/135974123#/">https://www.rightmove.co.uk/properties/135974123#/</a>	
103 Carlow, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	25/04/2023		NaN		NaN	NaN	NaN	£242,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/133967996#/">https://www.rightmove.co.uk/properties/133967996#/</a>
001 Waterford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	10/04/2023		NaN		NaN	NaN	NaN	£269,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/133182272#/">https://www.rightmove.co.uk/properties/133182272#/</a>
032 Longford, Top Road, Winterton, North Lincolnshire	DN15 9TE	Meadowcroft - Gleeson	09/04/2023		NaN		NaN	NaN	NaN	£239,995	Detached	4 <a href="https://www.rightmove.co.uk/properties/132531062#/">https://www.rightmove.co.uk/properties/132531062#/</a>
44, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	13/11/2024		958		89	£2,640	£245	£234,950	Semi-detached	4 <a href="https://www.rightmove.co.uk/properties/86501046#/">https://www.rightmove.co.uk/properties/86501046#/</a>
2, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	19/04/2024		1636		152	£1,908	£177	£289,950	Semi-detached	4 <a href="https://www.rightmove.co.uk/properties/147037529#/">https://www.rightmove.co.uk/properties/147037529#/</a>
50, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	19/04/2024		NaN		NaN	NaN	NaN	£249,950	Semi-detached	4 <a href="https://www.rightmove.co.uk/properties/147037550#/">https://www.rightmove.co.uk/properties/147037550#/</a>
45, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	12/04/2024		NaN		NaN	NaN	NaN	£249,950	Semi-detached	4 <a href="https://www.rightmove.co.uk/properties/145866962#/">https://www.rightmove.co.uk/properties/145866962#/</a>
Plot 43, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	12/02/2024		1572	146	£1,472	£137	£214,950	Semi-detached	4 <a href="https://www.rightmove.co.uk/properties/86501037#/">https://www.rightmove.co.uk/properties/86501037#/</a>	
58, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	11/11/2024		2164		201	£1,791	£166	£359,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/154820390#/">https://www.rightmove.co.uk/properties/154820390#/</a>
64, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	11/11/2024		2164		201	£1,791	£166	£359,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/154820396#/">https://www.rightmove.co.uk/properties/154820396#/</a>
58, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	04/11/2024		2164		201	£1,791	£166	£359,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/154343027#/">https://www.rightmove.co.uk/properties/154343027#/</a>
60, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	04/11/2024		2056		191	£2,173	£202	£415,000	Detached	5 <a href="https://www.rightmove.co.uk/properties/154343021#/">https://www.rightmove.co.uk/properties/154343021#/</a>
76, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	21/10/2024		NaN		NaN	NaN	NaN	£339,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/141959705#/">https://www.rightmove.co.uk/properties/141959705#/</a>
41, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	17/09/2024		NaN		NaN	NaN	NaN	£389,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/152475326#/">https://www.rightmove.co.uk/properties/152475326#/</a>
10, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	17/09/2024		NaN		NaN	NaN	NaN	£419,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/152475104#/">https://www.rightmove.co.uk/properties/152475104#/</a>
9, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	20/08/2024		NaN		NaN	NaN	NaN	£349,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/151530506#/">https://www.rightmove.co.uk/properties/151530506#/</a>
41, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	22/05/2024		NaN		NaN	NaN	NaN	£389,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/134565185#/">https://www.rightmove.co.uk/properties/134565185#/</a>
75, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	24/04/2024		NaN		NaN	NaN	NaN	£339,950	Detached	5 <a href="https://www.rightmove.co.uk/properties/134565212#/">https://www.rightmove.co.uk/properties/134565212#/</a>
35, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	22/03/2024	22/03/2024	1076		100	£2,600	£242	£259,995	Detached	
41, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	30/11/2023	30/11/2023	823		76	£2,696	£250	£206,145	Detached	
42, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	05/10/2023	05/10/2023	1076		100	£2,430	£226	£242,995	Detached	
47, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	29/08/2023	29/08/2023	1066		99	£2,404	£223	£237,995	Detached	
50, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	30/06/2023	30/06/2023	818		76	£2,600	£242	£197,595	Detached	
3, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	30/06/2023	30/06/2023	818		76	£2,750	£255	£208,995	Detached	
1, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	16/06/2023	16/06/2023	1173		109	£2,477	£230	£269,995	Detached	
53, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	08/06/2023	08/06/2023	823		76	£2,733	£254	£208,995	Detached	
52, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	31/05/2023	31/05/2023	1076		100	£2,370	£220	£236,995	Detached	
8, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	13/06/2023	13/06/2023	777		72	£2,645	£246	£190,995	Detached	
2, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	31/03/2023	31/03/2023	1173		109	£2,358	£219	£256,995	Detached	
7, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	24/02/2023	24/02/2023	1076		100	£2,350	£218	£234,995	Detached	
1, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	23/12/2022	23/12/2022	1173		109	£2,339	£217	£254,995	Detached	
17, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	22/12/2022	22/12/2022	1076		100	£2,270	£211	£226,995	Detached	
15, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	22/12/2022	22/12/2022	837		78	£2,636	£245	£204,995	Detached	
19, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	09/12/2022	09/12/2022	818		76	£2,632	£244	£199,995	Detached	
21, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	30/11/2022	30/11/2022	1076		100	£2,270	£211	£226,995	Detached	
38, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	21/12/2023	21/12/2023	646		60	£2,040	£190	£122,396	Semi-detached	
40, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	15/12/2023	15/12/2023	764		71	£1,949	£181	£138,396	Semi-detached	
49, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	30/11/2023	30/11/2023	823		76	£2,410	£224	£184,295	Semi-detached	
44, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	25/09/2023	25/09/2023	764		71	£1,938	£180	£137,596	Semi-detached	
46, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	18/09/2023	18/09/2023	646		60	£2,027	£188	£121,596	Semi-detached	
51, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	30/06/2023	30/06/2023	764		71	£1,938	£180	£137,596	Semi-detached	
43, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	30/06/2023	30/06/2023	667		62	£1,935	£180	£119,996	Semi-detached	
55, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	26/05/2023	26/05/2023	823		76	£2,563	£238	£195,995	Semi-detached	
54, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG	DN15 9FG	Meadowcroft - Gleeson	28/04/2023	28/04/2023	764		71	£1,915	£178	£135,996	Semi-detached	
6, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	04/12/2023	04/12/2023	NaN		NaN	NaN	NaN	£185,245	Semi-detached	
5, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	03/11/2023	03/11/2023	775		72	£2,375	£221	£170,995	Semi-detached	
4, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	28/04/2023	28/04/2023	823		76	£2,471	£230	£188,995	Semi-detached	
9, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	23/12/2022	23/12/2022	775		72	£2,542	£236	£182,995	Semi-detached	
11, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	19/12/2022	19/12/2022	775		72	£2,542	£236	£182,995	Semi-detached	
23, Poppyfield Way, Scunthorpe, North Lincolnshire, DN15 9FJ	DN15 9FJ	Meadowcroft - Gleeson	09/12/2022	09/12/2022	823		76	£2,432	£226	£185,995	Semi-detached	

## Phoenix Meadows

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
057 Cork, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	27/08/2024		NaN		NaN	NaN	£149,995	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/150718628/">https://www.rightmove.co.uk/properties/150718628/</a>
077 Kerry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	21/08/2024		NaN		NaN	NaN	£149,995	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/148984616/">https://www.rightmove.co.uk/properties/148984616/</a>
055 Mayfield, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	21/08/2024		NaN		NaN	NaN	£150,995	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/150718631/">https://www.rightmove.co.uk/properties/150718631/</a>
078 Kerry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	17/07/2024		NaN		NaN	NaN	£159,995	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/148984619/">https://www.rightmove.co.uk/properties/148984619/</a>
054 Cork, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	12/03/2024		NaN		NaN	NaN	£159,995	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/142649996/">https://www.rightmove.co.uk/properties/142649996/</a>
056 Mayfield, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	05/03/2024		NaN		NaN	NaN	£159,995	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/142650002/">https://www.rightmove.co.uk/properties/142650002/</a>
044 Kerry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	29/11/2023		NaN		NaN	NaN	£154,995	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/136214906/">https://www.rightmove.co.uk/properties/136214906/</a>
074 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	12/11/2024		NaN		NaN	NaN	£194,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153127265/">https://www.rightmove.co.uk/properties/153127265/</a>
090 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	27/10/2024		NaN		NaN	NaN	£222,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153127280/">https://www.rightmove.co.uk/properties/153127280/</a>
014 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	22/10/2024		NaN		NaN	NaN	£189,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/148984652/">https://www.rightmove.co.uk/properties/148984652/</a>
089 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	30/09/2024		NaN		NaN	NaN	£214,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153157139/">https://www.rightmove.co.uk/properties/153157139/</a>
091 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	30/09/2024		NaN		NaN	NaN	£214,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153157142/">https://www.rightmove.co.uk/properties/153157142/</a>
092 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	28/09/2024		NaN		NaN	NaN	£194,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153127268/">https://www.rightmove.co.uk/properties/153127268/</a>
085 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	28/09/2024		NaN		NaN	NaN	£222,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/153127277/">https://www.rightmove.co.uk/properties/153127277/</a>
093 Renmore, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	21/09/2024		NaN		NaN	NaN	£214,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/148984682/">https://www.rightmove.co.uk/properties/148984682/</a>
051 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	21/08/2024		NaN		NaN	NaN	£214,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/150718634/">https://www.rightmove.co.uk/properties/150718634/</a>
080 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	28/07/2024		NaN		NaN	NaN	£222,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/150718643/">https://www.rightmove.co.uk/properties/150718643/</a>
079 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	28/07/2024		NaN		NaN	NaN	£214,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/150718637/">https://www.rightmove.co.uk/properties/150718637/</a>
053 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	28/07/2024		NaN		NaN	NaN	£222,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/150718640/">https://www.rightmove.co.uk/properties/150718640/</a>
030 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	28/07/2024		NaN		NaN	NaN	£234,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/150324317/">https://www.rightmove.co.uk/properties/150324317/</a>
071 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	11/06/2024		NaN		NaN	NaN	£236,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/148413422/">https://www.rightmove.co.uk/properties/148413422/</a>
073 Renmore, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	11/06/2024		NaN		NaN	NaN	£224,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/148413419/">https://www.rightmove.co.uk/properties/148413419/</a>
090 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	11/06/2024		NaN		NaN	NaN	£234,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/147246557/">https://www.rightmove.co.uk/properties/147246557/</a>
085 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	25/04/2024		NaN		NaN	NaN	£234,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/146738762/">https://www.rightmove.co.uk/properties/146738762/</a>
048 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	09/04/2024		NaN		NaN	NaN	£229,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/146038781/">https://www.rightmove.co.uk/properties/146038781/</a>
045 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	08/04/2024		NaN		NaN	NaN	£220,245	Detached	3	<a href="https://www.rightmove.co.uk/properties/143122163/">https://www.rightmove.co.uk/properties/143122163/</a>
016 Renmore, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	03/04/2024		NaN		NaN	NaN	£219,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/141411623/">https://www.rightmove.co.uk/properties/141411623/</a>
042 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	26/03/2024		NaN		NaN	NaN	£199,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/139404143/">https://www.rightmove.co.uk/properties/139404143/</a>
046 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	05/03/2024		NaN		NaN	NaN	£228,245	Detached	3	<a href="https://www.rightmove.co.uk/properties/141411629/">https://www.rightmove.co.uk/properties/141411629/</a>
015 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	20/02/2024		NaN		NaN	NaN	£225,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/86397336/">https://www.rightmove.co.uk/properties/86397336/</a>
041 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	15/01/2024		NaN		NaN	NaN	£213,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/135610547/">https://www.rightmove.co.uk/properties/135610547/</a>
080 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	24/12/2023		NaN		NaN	NaN	£228,995	Detached	3	<a href="https://www.rightmove.co.uk/properties/142650014/">https://www.rightmove.co.uk/properties/142650014/</a>
081 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	24/11/2024		NaN		NaN	NaN	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/148984625/">https://www.rightmove.co.uk/properties/148984625/</a>
075 Keady, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	20/11/2024		NaN		NaN	NaN	£204,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/150718646/">https://www.rightmove.co.uk/properties/150718646/</a>
083 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	28/09/2024		NaN		NaN	NaN	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/148984634/">https://www.rightmove.co.uk/properties/148984634/</a>
086 Tyrone, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	08/09/2024		NaN		NaN	NaN	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/150324308/">https://www.rightmove.co.uk/properties/150324308/</a>
084 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	21/08/2024		NaN		NaN	NaN	£169,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/148984643/">https://www.rightmove.co.uk/properties/148984643/</a>
076 Tyrone, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	17/07/2024		NaN		NaN	NaN	£179,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/147246542/">https://www.rightmove.co.uk/properties/147246542/</a>
094 Tyrone, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	11/06/2024		NaN		NaN	NaN	£181,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/148413416/">https://www.rightmove.co.uk/properties/148413416/</a>
087 Keady, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	30/04/2024		NaN		NaN	NaN	£214,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/147246560/">https://www.rightmove.co.uk/properties/147246560/</a>
082 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	14/04/2024		NaN		NaN	NaN	£179,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/146075687/">https://www.rightmove.co.uk/properties/146075687/</a>
050 Keady, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	19/02/2024		NaN		NaN	NaN	£209,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/142650017/">https://www.rightmove.co.uk/properties/142650017/</a>
013 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	13/02/2024		NaN		NaN	NaN	£170,245	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/141244145/">https://www.rightmove.co.uk/properties/141244145/</a>
012 Wexford, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	29/11/2023		NaN		NaN	NaN	£196,995	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/86535435/">https://www.rightmove.co.uk/properties/86535435/</a>
088 Dublin, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	13/10/2024		NaN		NaN	NaN	£264,995	Detached	4	<a href="https://www.rightmove.co.uk/properties/147246551/">https://www.rightmove.co.uk/properties/147246551/</a>
096 Longford, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	23/06/2024		NaN		NaN	NaN	£249,995	Detached	4	<a href="https://www.rightmove.co.uk/properties/147246548/">https://www.rightmove.co.uk/properties/147246548/</a>
097 Dublin, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	16/06/2024		NaN		NaN	NaN	£276,995	Detached	4	<a href="https://www.rightmove.co.uk/properties/149216627/">https://www.rightmove.co.uk/properties/149216627/</a>
052 Dublin, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	12/03/2024		NaN		NaN	NaN	£274,995	Detached	4	<a href="https://www.rightmove.co.uk/properties/145557872/">https://www.rightmove.co.uk/properties/145557872/</a>
047 Dublin, Phoenix Avenue, Scunthorpe, North Lincolnshire	DN15 8NH	Phoenix Meadows - Gleeson Homes	06/02/2024		NaN		NaN	NaN	£269,995	Detached	4	<a href="https://www.rightmove.co.uk/properties/141411626/">https://www.rightmove.co.uk/properties/141411626/</a>
19, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	29/02/2024	29/02/2024	818	76	£2,675	£249	£203,295	Detached		
17, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	20/12/2023	20/12/2023	875	81	£2,607	£242	£211,845	Detached		
1, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	29/09/2023	29/09/2023	818	76	£2,687	£250	£204,245	Detached		
7, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	29/09/2023	29/09/2023	775	72	£2,639	£245	£189,995	Detached		
9, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	29/09/2023	29/09/2023	1066	99	£2,303	£214	£227,995	Detached		
2, Coppice Court, Scunthorpe, North Lincolnshire, DN15 8FG	DN15 8FG	Phoenix Meadows - Gleeson Homes	29/09/2023	29/09/2023	823	76	£2,671	£248	£204,245	Detached		
4, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ	DN15 8FJ	Phoenix Meadows - Gleeson Homes	30/11/2023	30/11/2023	807	75	£2,470	£229	£185,245	Detached		
2, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ	DN15 8FJ	Phoenix Meadows - Gleeson Homes	30/06/2023	30/06/2023	1220	113	£2,294	£213	£259,995	Detached		
15, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	15/12/2023	15/12/2023	875	81	£2,338	£217	£189,995	Semi-detached		
11, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	30/11/2023	30/11/2023	764	71	£2,275	£211	£161,495	Semi-detached		
3, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	30/06/2023	30/06/2023	673	63	£2,400	£223	£149,995	Semi-detached		
5, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE	DN15 8FE	Phoenix Meadows - Gleeson Homes	30/06/2023	30/06/2023	696	65	£2,202	£205	£142,495	Semi-detached		
1, Coppice Court, Scunthorpe, North Lincolnshire, DN15 8FG	DN15 8FG	Phoenix Meadows - Gleeson Homes	21/12/2023	21/12/2023	789	73	£2,267	£211	£166,245	Semi-detached		
12, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ	DN15 8FJ	Phoenix Meadows - Gleeson Homes	25/01/2024	25/01/2024	807	75	£2,495	£232	£187,145	Semi-detached		
6, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ	DN15 8FJ	Phoenix Meadows - Gleeson Homes	28/07/2023	28/07/2023	673	63	£2,280	£212	£142,495	Semi-detached		
8, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ	DN15 8FJ	Phoenix Meadows - Gleeson Homes	30/06/2023	30/06/2023	673	63	£2,352	£219	£146,995	Semi-detached		

## The Falcon

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
40 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	16/10/2024		657	61	£2,458	£228	£149,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/147596063#/">https://www.rightmove.co.uk/properties/147596063#/</a>
31 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	20/09/2024		657	61	£2,582	£240	£157,500	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/143049875#/">https://www.rightmove.co.uk/properties/143049875#/</a>
37 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	20/09/2024		657	61	£2,458	£228	£149,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/144305060#/">https://www.rightmove.co.uk/properties/144305060#/</a>
34 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	29/07/2024		657	61	£2,458	£228	£149,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/144304694#/">https://www.rightmove.co.uk/properties/144304694#/</a>
27 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	18/07/2024		657	61	£2,582	£240	£157,500	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/130143959#/">https://www.rightmove.co.uk/properties/130143959#/</a>
46 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	18/07/2024		657	61	£2,458	£228	£149,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/140700938#/">https://www.rightmove.co.uk/properties/140700938#/</a>
30 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	07/06/2024		657	61	£2,540	£236	£154,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/143049779#/">https://www.rightmove.co.uk/properties/143049779#/</a>
28 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	24/04/2024		657	61	£2,622	£244	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/139064870#/">https://www.rightmove.co.uk/properties/139064870#/</a>
20 The Cleveland, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	25/03/2024		700	65	£2,461	£229	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/130140623#/">https://www.rightmove.co.uk/properties/130140623#/</a>
48 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	02/02/2024		657	61	£2,622	£244	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/132158459#/">https://www.rightmove.co.uk/properties/132158459#/</a>
51 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	02/02/2024		657	61	£2,622	£244	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/132158633#/">https://www.rightmove.co.uk/properties/132158633#/</a>
24 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	24/08/2023		657	61	£2,622	£244	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/130143161#/">https://www.rightmove.co.uk/properties/130143161#/</a>
22 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	24/08/2023		657	61	£2,582	£240	£157,500	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/130141982#/">https://www.rightmove.co.uk/properties/130141982#/</a>
25 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	15/08/2023		657	61	£2,622	£244	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/130143389#/">https://www.rightmove.co.uk/properties/130143389#/</a>
21 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	10/08/2023		657	61	£2,622	£244	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/130141757#/">https://www.rightmove.co.uk/properties/130141757#/</a>
18 The Malvern, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	14/06/2023		657	61	£2,622	£244	£159,950	Semi-detached	2	<a href="https://www.rightmove.co.uk/properties/130057655#/">https://www.rightmove.co.uk/properties/130057655#/</a>
53 The Wordsworth, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	14/06/2023		1119	104	£2,451	£228	£254,950	Detached	3	<a href="https://www.rightmove.co.uk/properties/130063937#/">https://www.rightmove.co.uk/properties/130063937#/</a>
33 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	16/10/2024		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/143050115#/">https://www.rightmove.co.uk/properties/143050115#/</a>
43 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	16/10/2024		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/147596546#/">https://www.rightmove.co.uk/properties/147596546#/</a>
38 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	16/10/2024		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/146469347#/">https://www.rightmove.co.uk/properties/146469347#/</a>
45 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	21/05/2024		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/140700824#/">https://www.rightmove.co.uk/properties/140700824#/</a>
44 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	02/05/2024		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/140700785#/">https://www.rightmove.co.uk/properties/140700785#/</a>
49 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	22/01/2024		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/132158192#/">https://www.rightmove.co.uk/properties/132158192#/</a>
50 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	22/01/2024		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/132158327#/">https://www.rightmove.co.uk/properties/132158327#/</a>
5 The Ancholme, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	14/12/2023		1130	105	£2,047	£190	£214,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/130121903#/">https://www.rightmove.co.uk/properties/130121903#/</a>
19 The Canterbury, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	26/10/2023		926	86	£2,441	£227	£209,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/130065929#/">https://www.rightmove.co.uk/properties/130065929#/</a>
2 The Ancholme, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	04/09/2023		1130	105	£2,142	£199	£224,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/130054661#/">https://www.rightmove.co.uk/properties/130054661#/</a>
3 The Ancholme, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	15/06/2023		1130	105	£2,095	£195	£219,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/130120010#/">https://www.rightmove.co.uk/properties/130120010#/</a>
4 The Ancholme, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	14/06/2023		1130	105	£2,095	£195	£219,950	Semi-detached	3	<a href="https://www.rightmove.co.uk/properties/130120379#/">https://www.rightmove.co.uk/properties/130120379#/</a>
58 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	20/09/2024		1389	129	£2,441	£227	£314,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/137152880#/">https://www.rightmove.co.uk/properties/137152880#/</a>
67 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	18/07/2024		1389	129	£2,441	£227	£314,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/139065509#/">https://www.rightmove.co.uk/properties/139065509#/</a>
57 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	17/06/2024		1389	129	£2,441	£227	£314,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/137152571#/">https://www.rightmove.co.uk/properties/137152571#/</a>
64 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	21/05/2024		1389	129	£2,403	£223	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/136132106#/">https://www.rightmove.co.uk/properties/136132106#/</a>
66 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	25/04/2024		1389	129	£2,403	£223	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/136132844#/">https://www.rightmove.co.uk/properties/136132844#/</a>
59 The Chatsworth, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	25/03/2024		1496	139	£2,410	£224	£334,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/137153162#/">https://www.rightmove.co.uk/properties/137153162#/</a>
52 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	01/12/2023		1389	129	£2,441	£227	£314,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/130144076#/">https://www.rightmove.co.uk/properties/130144076#/</a>
56 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	16/10/2023		1389	129	£2,441	£227	£314,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/131300210#/">https://www.rightmove.co.uk/properties/131300210#/</a>
55 The Chatsworth, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	24/08/2023		1496	139	£2,356	£219	£327,500	Detached	4	<a href="https://www.rightmove.co.uk/properties/131380616#/">https://www.rightmove.co.uk/properties/131380616#/</a>
62 The Kingston, Bridge Street, Brigg, North Lincolnshire	DN20 8NW	The Falcon - Keigar Homes	15/08/2023		1389	129	£2,403	£223	£309,950	Detached	4	<a href="https://www.rightmove.co.uk/properties/130064795#/">https://www.rightmove.co.uk/properties/130064795#/</a>
6, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	27/10/2023	27/10/2023	1109	103	£2,524	£234	£259,950	Detached		
12, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	28/07/2023	28/07/2023	1363	127	£2,447	£227	£309,950	Detached		
10, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	20/01/2023	20/01/2023	1346	125	£2,480	£230	£309,950	Detached		
9, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	20/01/2023	20/01/2023	1140	106	£2,361	£219	£249,950	Detached		
1, Corahs Mews, Brigg, North Lincolnshire, DN20 8FS	DN20 8FS	The Falcon - Keigar Homes	02/12/2022	02/12/2022	1144	106	£2,352	£219	£249,950	Detached		
16, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	01/12/2023	01/12/2023	1346	125	£2,480	£230	£309,950	Detached		
8, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	08/09/2023	08/09/2023	1363	127	£2,486	£231	£314,950	Detached		
12, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	05/09/2023	05/09/2023	1109	103	£2,475	£230	£254,950	Detached		
10, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	18/08/2023	18/08/2023	1538	143	£2,293	£213	£327,500	Detached		
23, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	11/08/2023	11/08/2023	680	63	£2,533	£235	£159,950	Detached		
14, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	02/06/2023	02/06/2023	1109	103	£2,475	£230	£254,950	Detached		
3, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	31/03/2023	31/03/2023	1144	106	£2,400	£223	£254,950	Detached		
1, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	10/02/2023	10/02/2023	1346	125	£2,520	£234	£314,950	Detached		
7, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	13/12/2023	13/12/2023	1148	107	£2,015	£187	£214,950	Semi-detached		
3, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	03/11/2023	03/11/2023	1130	105	£2,095	£195	£219,950	Semi-detached		
1, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	01/09/2023	01/09/2023	1153	107	£2,100	£195	£224,950	Semi-detached		
5, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	02/06/2023	02/06/2023	1153	107	£2,053	£191	£219,950	Semi-detached		
11, Falcon Way, Brigg, North Lincolnshire, DN20 8FR	DN20 8FR	The Falcon - Keigar Homes	03/03/2023	03/03/2023	942	88	£2,285	£212	£199,950	Semi-detached		
8, Corahs Mews, Brigg, North Lincolnshire, DN20 8FS	DN20 8FS	The Falcon - Keigar Homes	27/01/2023	27/01/2023	942	88	£2,285	£212	£199,950	Semi-detached		
4, Corahs Mews, Brigg, North Lincolnshire, DN20 8FS	DN20 8FS	The Falcon - Keigar Homes	09/12/2022	09/12/2022	942	88	£2,285	£212	£199,950	Semi-detached		
22, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	23/02/2024	23/02/2024	904	84	£2,499	£232	£209,950	Semi-detached		
18, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	09/02/2024	09/02/2024	658	61	£2,617	£243	£159,950	Semi-detached		
20, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	08/12/2023	08/12/2023	904	84	£2,499	£232	£209,950	Semi-detached		
9, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	19/10/2023	19/10/2023	904	84	£2,499	£232	£209,950	Semi-detached		
21, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	25/08/2023	25/08/2023	658	61	£2,617	£243	£159,950	Semi-detached		
26, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	04/08/2023	04/08/2023	904	84	£2,499	£232	£209,950	Semi-detached		
15, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	21/07/2023	21/07/2023	658	61	£2,617	£243	£159,950	Semi-detached		
7, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	02/06/2023	02/06/2023	658	61	£2,617	£243	£159,950	Semi-detached		
5, Elswick Hopper Close, Brigg, North Lincolnshire, DN20 8FT	DN20 8FT	The Falcon - Keigar Homes	16/12/2022	16/12/2022	658	61	£2,536	£236	£154,950	Semi-detached		

Newbuild Bungalows

Address	Postcode	Development	Last updated on	Date of transfer	sqft	sqm	Price (Â£) / sqm	Price (Â£) / sqft	Price (Â£)	Property type	Number bedrooms	Listing URL
10, ROMAN MEADOWS, Winterton, North Lincolnshire	DN15 9FL	Roman Meadows - Keogar Homes	29/10/2024		NaN		NaN	NaN	£92,500	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/151192661#/">https://www.rightmove.co.uk/properties/151192661#/</a>
22, ROMAN MEADOWS, Winterton, North Lincolnshire	DN15 9FL	Roman Meadows - Keogar Homes	29/10/2024		657	61	£1,516	£141	£92,500	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/151223612#/">https://www.rightmove.co.uk/properties/151223612#/</a>
20, ROMAN MEADOWS, Winterton, North Lincolnshire	DN15 9FL	Roman Meadows - Keogar Homes	28/10/2024		657	61	£1,516	£141	£92,500	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/151219376#/">https://www.rightmove.co.uk/properties/151219376#/</a>
46, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	29/10/2024		1442	134	£1,828	£170	£244,950	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/145592015#/">https://www.rightmove.co.uk/properties/145592015#/</a>
48, NORTH STREET, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	12/04/2024		NaN		NaN	NaN	£229,950	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/146757071#/">https://www.rightmove.co.uk/properties/146757071#/</a>
49, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	12/04/2024		1389	129	£1,899	£176	£244,950	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/146757089#/">https://www.rightmove.co.uk/properties/146757089#/</a>
47, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	11/03/2024		1711	159	£1,446	£134	£229,950	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/145592024#/">https://www.rightmove.co.uk/properties/145592024#/</a>
Plot 68, North Street, Winterton, North Lincolnshire	DN15 9QN	Meadowcroft - Gleeson	28/11/2023		2282	212	£1,132	£105	£239,950	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/134565191#/">https://www.rightmove.co.uk/properties/134565191#/</a>
Plot 2, Brigg Road, Broughton, North Lincolnshire	DN20 0JG	Brigg Road - Don Valley Developments	28/03/2024		1841	171	£1,637	£152	£280,000	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/143185556#/">https://www.rightmove.co.uk/properties/143185556#/</a>
Plot 3, Brigg Road, Broughton, North Lincolnshire	DN20 0JG	Brigg Road - Don Valley Developments	18/03/2024		NaN		NaN	NaN	£260,000	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/143185583#/">https://www.rightmove.co.uk/properties/143185583#/</a>
29, Ferry Road, Barrow-Upon-Humber, North Lincolnshire	DN19 7BA	Harrison Green - Keigar Homes	20/08/2024		893	83	£2,831	£263	£234,950	Bungalow		2 <a href="https://www.rightmove.co.uk/properties/143066957#/">https://www.rightmove.co.uk/properties/143066957#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	14/10/2024		NaN		NaN	NaN	£435,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/153126467#/">https://www.rightmove.co.uk/properties/153126467#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/09/2024		NaN		NaN	NaN	£435,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/152649419#/">https://www.rightmove.co.uk/properties/152649419#/</a>
7 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/08/2024		NaN		NaN	NaN	£299,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/149233697#/">https://www.rightmove.co.uk/properties/149233697#/</a>
The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/08/2024		NaN		NaN	NaN	£435,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/151356107#/">https://www.rightmove.co.uk/properties/151356107#/</a>
The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	15/08/2024		NaN		NaN	NaN	£435,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/150753089#/">https://www.rightmove.co.uk/properties/150753089#/</a>
The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	29/07/2024		NaN		NaN	NaN	£435,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/149961377#/">https://www.rightmove.co.uk/properties/149961377#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/07/2024		NaN		NaN	NaN	£435,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/148946783#/">https://www.rightmove.co.uk/properties/148946783#/</a>
6 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	26/06/2024		NaN		NaN	NaN	£299,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/148954088#/">https://www.rightmove.co.uk/properties/148954088#/</a>
6 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	10/06/2024		NaN		NaN	NaN	£299,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/147936224#/">https://www.rightmove.co.uk/properties/147936224#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	10/06/2024		NaN		NaN	NaN	£435,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/147497354#/">https://www.rightmove.co.uk/properties/147497354#/</a>
4 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/05/2024		NaN		NaN	NaN	£314,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/147029657#/">https://www.rightmove.co.uk/properties/147029657#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	01/05/2024		NaN		NaN	NaN	£458,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/147026564#/">https://www.rightmove.co.uk/properties/147026564#/</a>
4 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	22/04/2024		NaN		NaN	NaN	£314,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/145532123#/">https://www.rightmove.co.uk/properties/145532123#/</a>
The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	19/04/2024		NaN		NaN	NaN	£474,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/145408106#/">https://www.rightmove.co.uk/properties/145408106#/</a>
4 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	08/03/2024		NaN		NaN	NaN	£324,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/144408047#/">https://www.rightmove.co.uk/properties/144408047#/</a>
The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	04/03/2024		NaN		NaN	NaN	£474,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/143393543#/">https://www.rightmove.co.uk/properties/143393543#/</a>
The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	12/02/2024		NaN		NaN	NaN	£324,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/143393756#/">https://www.rightmove.co.uk/properties/143393756#/</a>
The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	15/01/2024		NaN		NaN	NaN	£486,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/143365592#/">https://www.rightmove.co.uk/properties/143365592#/</a>
4 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	05/01/2024		NaN		NaN	NaN	£334,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/142449569#/">https://www.rightmove.co.uk/properties/142449569#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	05/01/2024		NaN		NaN	NaN	£486,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/143087699#/">https://www.rightmove.co.uk/properties/143087699#/</a>
4 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	21/12/2023		NaN		NaN	NaN	£334,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/86564349#/">https://www.rightmove.co.uk/properties/86564349#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	21/12/2023		NaN		NaN	NaN	£486,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/140849870#/">https://www.rightmove.co.uk/properties/140849870#/</a>
4 The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	11/10/2023		NaN		NaN	NaN	£334,995	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/140521637#/">https://www.rightmove.co.uk/properties/140521637#/</a>
9 The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	05/10/2023		NaN		NaN	NaN	£494,995	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/140537561#/">https://www.rightmove.co.uk/properties/140537561#/</a>
The Redwood, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	28/09/2023		NaN		NaN	NaN	£457,000	Bungalow		4 <a href="https://www.rightmove.co.uk/properties/140439107#/">https://www.rightmove.co.uk/properties/140439107#/</a>
The Fairfield, Station Road, Hibaldstow, North Lincolnshire	DN20 9DY	Barley Fields, Albmarle Homes	27/09/2023		NaN		NaN	NaN	£332,000	Bungalow		3 <a href="https://www.rightmove.co.uk/properties/140438729#/">https://www.rightmove.co.uk/properties/140438729#/</a>

# **Appendix 3**

## **Development Appraisals**

North Street Winterton  
Base Appraisal

**APPRAISAL SUMMARY****DEVELOPMENT APPRAISAL**

North Street Winterton  
Base Appraisal

**Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Type A 2 bed semi detached	2	1,610	215.00	173,075	346,150	0	346,150
Type A1 2 bed semi detached/terrace	8	6,008	215.00	161,465	1,291,720	0	1,291,720
Type B 2 bed semi detached bungalow	4	2,952	260.00	191,880	767,520	0	767,520
Type B1 2 bed semi detached bungalow	4	2,952	260.00	191,880	767,520	0	767,520
Type C 3 bed detached	2	2,122	215.00	228,115	456,230	0	456,230
Type D 3 bed semi detached (Aff rent)	8	8,528	215.00	229,190	1,833,520	(733,408)	1,100,112
Type E 3 bed semi detached (Aff rent)	1	1,130	215.00	242,950	242,950	(97,180)	145,770
Type E 3 bed semi detached (Int sale)	4	4,520	215.00	242,950	971,800	(194,360)	777,440
Type E 3 bed sem detached (market)	3	3,390	215.00	242,950	728,850	0	728,850
Type F 3 bed detached	10	12,380	215.00	266,170	2,661,700	0	2,661,700
Type G 4 bed detached	4	5,168	215.00	277,780	1,111,120	0	1,111,120
Type J 4 bed detached	9	14,148	215.00	337,980	3,041,820	0	3,041,820
Type K 4 bed detached	6	8,136	215.00	291,540	1,749,240	0	1,749,240
<b>Totals</b>	<b>65</b>	<b>73,044</b>			<b>15,970,140</b>	<b>(1,024,948)</b>	<b>14,945,192</b>

**NET REALISATION**

**14,945,192**

**OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(483,234)	(483,234)
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**CONSTRUCTION COSTS****Construction**

	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost
Type A 2 bed semi detached	1,610	117.00	188,370
Type A1 2 bed semi detached/terrace	6,008	117.00	702,936
Type B 2 bed semi detached bungalow	2,952	117.00	345,384
Type B1 2 bed semi detached bungalow	2,952	117.00	345,384
Type C 3 bed detached	2,122	117.00	248,274
Type D 3 bed semi detached (Aff rent)	8,528	117.00	997,776
Type E 3 bed semi detached (Aff rent)	1,130	117.00	132,210
Type E 3 bed semi detached (Int sale)	4,520	117.00	528,840
Type E 3 bed sem detached (market)	3,390	117.00	396,630
Type F 3 bed detached	12,380	117.00	1,448,460
Type G 4 bed detached	5,168	117.00	604,656
Type J 4 bed detached	14,148	117.00	1,655,316
Type K 4 bed detached	8,136	117.00	951,912
<b>Totals</b>	<b>73,044 ft<sup>2</sup></b>		<b>8,546,148</b>

Contingency	3.00%	317,236	317,236
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**Other Construction**

External Works	2,028,394	2,028,394
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**Section 106 Costs**

Education	52 un	3,086.00 /un	160,472
Open space			80,316
Recreation			56,974
			297,762

**PROFESSIONAL FEES**

Architect	8.00%	845,963	845,963
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**DISPOSAL FEES**

Disposal Costs	3.00%	365,791	365,791
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**FINANCE**

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)			
Land		(105,872)	
Construction		417,608	
Other		25,260	
Total Finance Cost		336,997	

**TOTAL COSTS**

**12,255,057**

**PROFIT**

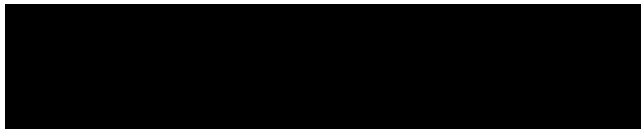
**2,690,135**

**Performance Measures**

Profit on Cost%	21.95%
Profit on GDV%	18.00%
Profit on NDV%	18.00%
IRR% (without Interest)	47.23%
Profit Erosion (finance rate 8.000)	2 yrs 6 mths

# Contact details

## Enquiries



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