

# Appendix I Development Appraisal Assumptions

### Sevenoaks District Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Scheme Size Appraised	Dwelling Mix (BF = Bed Flat; BH = Bed House	Likely Density (dph)	Site Type		ole Housing & Tenure lix	Construction Duration (months excl lead-in)
	bed House			Private Mix	Affordable Tenure Split 65% AR; 35% LCHO*	excilead-in)
1 Dwelling	1 x 4BH	30	Brownfield	1 x 4BH	Financial Contribution	6
5 Dwellings - 20% AH	4 x 3BH; 1 x 4BH	40	Brownfield / Greenfield	3x3BH; 1x4BH	1x3 BH AR	6
10 Dwellings - 30% AH	5 x 3BH; 5 x 2BH	40	Brownfield / Greenfield	3 x 2BH; 4 x 3BH	1 x 2BH, 1 x 3BH AR; 1 x 2BH SO	9
15 Dwellings - 40% AH	10 x 3BH; 5 x 2BH	40	Brownfield / Greenfield	6 x 3BH; 3 x 2BH	4 x 3BH AR; 2 x 2BH SO	12
25 Dwellings - 40% AH	5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH	55	Brownfield / Greenfield	3 x 1BF; 3 x 2BF; 3 x 2BH, 6 x 3BH	1 x 2BF, 2 x 2BH, 4 x 3BH AR; 2 x 1BF, 1 x 2BF SO	12
50 Dwellings - 40% AH	8 x 1BF; 17 x 2BF; 6 x 2BH; 12 x 3BH; 7 x 4BH	55	Brownfield / Greenfield	5 x 1BF; 10 x 2BF; 4 x 2BH; 7 x 3BH; 4 x 4BH	1 x 1BF, 3 x 2BF, 1 x 2BH, 5 x 3BH, 3 x 4BH AR; 2 x 1BF, 4 x 2BF. 1 x 2BH SO	18
80 Dwellings - 40% AH	30 x 1BF; 50 x 2BF	75	Brownfield	18 x 1BF; 30 x 2BF	8 x 1BF, 13 x 2BF AR; 4 x1BF, 7 x 2BF SO	24
250 Dwellings - 40% AH	30 x 1BF; 158 x 2BF; 25 x 2BH; 37 x 3BH	100	Brownfield	18 x 1BF, 95 x 2BF, 13 x 2BH, 24 x 3BH	8 x 1BF, 35 x 2BF, 6 x 2BH, 13 x 3BH AR; 4 x 1BF, 28 x 2BF, 3	60

X 3BH

\*Policy position. Actual percentage will vary due to numbers rounding.

Affordable housing mix proportional to private mix.

Unit Sizes (sq m)	Affordable	Private
1-bed flat	51	45
2-bed flat	67	60
2-bed house	76	75
3-bed house	86	95
4-bed house	110	125

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12
1-bed flat	£101,250	£112,500	£123,750	£135,000	£146,250	£157,500	£168,750	£180,000	£191,250	£202,500	£213,750	£225,000
2-bed flat	£135,000	£150,000	£165,000	£180,000	£195,000	£210,000	£225,000	£240,000	£255,000	£270,000	£285,000	£300,000
2-bed house	£168,750	£187,500	£206,250	£225,000	£243,750	£262,500	£281,250	£300,000	£318,750	£337,500	£356,250	£375,000
3-bed house	£213,750	£237,500	£261,250	£285,000	£308,750	£332,500	£356,250	£380,000	£403,750	£427,500	£451,250	£475,000
4-bed house	£281,250	£312,500	£343,750	£375,000	£406,250	£437,500	£468,750	£500,000	£531,250	£562,500	£593,750	£625,000
Value Houses (£ / m²)	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000

RESIDENTIAL BUILDING, MARKETING & S106 COSTS		
Build Costs Flats (Generally) (£/m²) <sup>1</sup>	£1,247	
Build Costs Houses (Mixed Developments) (£/m²) <sup>1</sup>	£1,095	
Site Preparation (£ / unit)	£4,000	
Survey Costs (£ / unit)	£500	
Contingencies (% of build cost)	5%	
Professional & Other Fees (% of build cost)	10.0%	
Sustainable Design / Construction Standards & 10% On-site	5%	
renewables allowance (% of build cost) <sup>2</sup>		
Lifetime Homes - notional additional allowance (per unit)	£575	
10% On-site renewables - notional allowance (per unit)	£3,500	
Residual s106 /non-CIL costs (£ per unit)	£1,000	Monitoring in other s106 co
Marketing & Sales Costs (%of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
DEVELOPER'S RETURN FOR RISK AND PROFIT		
Open Market Housing Profit (% of GDV)	20.0%	
Affordable Housing Profit (% of GDV)	6.0%	
FINANCE & ACQUISITION COSTS		
Arrangement Fee - (% of loan)	1.0%	
Miscellaeneous (Surveyors etc) - per unit	0.00%	
Agents Fees (% of site value)	1.00%	
Legal Fees (% of site value)	0.75%	
Stamp Duty (% of site value)	0% to 7%	HMRC scale
Finance Rate - Build (%)	6.5%	
Finance Rate - Land (%)	6.5%	I

onitoring information from SDC suggests this allowance is greater than historical residual s106 for highways / open space. Assume her s106 contributions cease to be collected under CIL implementation.

<sup>&</sup>lt;sup>1</sup> Build cost taken as "Median" figure from BCIS for that build hype - e.g. flats; houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCIS data. Flats (Generally): £1084/m<sup>2</sup> GCI, Houses Mixed Development: £952/m<sup>2</sup> and state that for an end of the size of the size

<sup>&</sup>lt;sup>2</sup> The above costs are based on the Cost of Building to the Code for Sustanable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline.

#### Sevenoaks District Council - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Sheet

							Values Rang	ge - Annual Ren	ts £ per sq m		External	Cost (£/sq	
Development Type	Example Scheme Type	CIA (m²)	Site Coverage			Build Period (Months)**	Low	Mid	High	Build Cost (: per sq m)*	E works cost addition (%)	m excl fees etc)	Notes:
Development Type	Example Scriente Type	GIA (III )	Coverage	(па)	Tauo (76)	(IVIOIILIIS)	2011			per sq mj	addition (%)	eitj	
													BCIS - Hypermarkets / Supermarkets - generally. Externals calculated from "Building" http://www.building.co.uk/data/cost-
Large Retail	Supermarket - town centre	2000	33%	0.61	90.00	9	£230	£260	£290	1261	20%		model-supermarkets/1029095.article
Medium / Large Retail	Retail warehouse - out of town	2500	31%	0.81	90.00	7	£175	£200	£225	586	20%		BCIS - Retail warehouses - 1,000 - 7,000 sq m.
Small Retail	Convenience Store - various locations	300	60%	0.05	90.00	6	£130	£150	£170	763	20%	£916	BCIS - Shops - Generally
Town Centre Retail	Larger comparisons store	3000	75%	0.40	90.00	12		£130		922	20%	£1,106	BCIS - Department stores
Offices - Town Centre	Office Building - town centre	7000	300%	0.23	90.00	18	£170	£200	£230	1449	20%	£1,739	BCIS - Offices - 3-5 Storey; airconditioned
Offices - Business Park	Office Building - business park / edge of town	2500	31%	0.81	90.00	12	£170	£200	£230	1359	20%	£1,631	BCIS - Offices - 1-2 Storey; airconditioned
	Start-up/move-on type industrial unit including offices - industrial												
Industrial / Warehousing - small	estate	200	40%	0.05	100.00	6	£80	£90	£100	866	20%	£1,039	BCIS - Advance factories / offices - mixed facilities (B1) - 500-2000m <sup>2</sup>
	Larger industrial / warehousing unit including offices - industrial estate -												
Industrial / Warehousing - larger	PDL / Greenfield	2500	31%	0.81	100.00	8	£70	£80	£90	476	20%	£571	BCIS - Advance factories / offices - mixed facilities (B1) - >2,000m <sup>2</sup>
							£4,000 per	£4,500 per	£5,000 per				
C1 Hotel (budget)	Hotel - town centre (160 rooms - approx. 25 sq m each letting space)	4500	100%	0.45	90.00	12	unit	unit	unit	£1,508	20%	£1,810	BCIS - Hotels
Residential Institution	Nursing Home / similar - rural	5000	30%	1.67	90.00	16	£140	£160	£180	£1,492	20%	£1,790	BCIS - Nursing Homes, convalescent homes, short stay medical homes
Residential Institution	Nursing Home / similar - urban	3000	120%	0.25	90.00	16	£140	£160	£180	£1,492	20%	£1,790	BCIS - Nursing Homes, convalescent homes, short stay medical homes

Development Costs	
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs	Variable
Finance Costs	
Finance rate (including over lead-in and letting / sales	
period)	6.5%
Arrangement Fee (% of cost)	1.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchser's Costs	5.75%
Developer Profit (% of GDV)	20%
Yields	Variable
Site Acquisition Costs	
Agents Fees (% of site value)	1%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value) - HMRC scale	0 to 5%

<sup>\*</sup>BCIS Median - Location Factor Sevenoaks (117); 4Q 2011
\*\*BCIS Construction Duration Calculator

#### Sevenoaks District Council - Affordable Housing Payments to Developer ('transfer value') Data

Unit Type 1 bed flat	DSP sales value per sqm	DSP Values Range £100,000	Equivalent Jan 1999 value £40,000	Assumed Social rent (SR) level per week April 2013	ASDS Social Rent price £49,500	Assumed Social Rent price - % of OMV	High Weald April 2012 LHA rate	Transfer value based upon April 2012 LHA for High Weald	North West Kent April 2012 LHA rate	Transfer value based upon April 2012 LHA for North West Kent	Rents assuming 5% Yield - 80% market rent (MR)	Transfer value based upon 80% MR £41,000	Transfer value based upon 80% MR - % of OMV	Rents assuming 5% Yield - 70% market rent	Transfer value based upon 70%MR	Transfer value based upon 70% MR - % of OMV 32.0%	Rents assuming 5% Yield - 60% market rent	Transfer value based upon 60%MR	Transfer value based upon 60%MR - % of OMV	DSP Values Range £100,000	Shared Ownership transfer value based upon 35% equity sale 59000	Transfer value based upon shared ownership - % of OMV 59.00%
50 sqm	£2,250	£112,500	£45,000		£52,000	46%					£87	£50,500	44.9%	£76	£40,000	35.6%	£65	£30,000	26.7%	£112,500	67000	59.56%
	£2,500	£125,000	£50,000		£54,500	44%					£96	£59,000	47.2%	£84	£48,000	38.4%	£72	£36,500	29.2%	£125,000	£74,500	59.60%
	£2,750 £3,000	£137,500 £150,000	£55,000 £60,000		£57,000 £60,000	41% 40%					£106 £115	£68,500 £77,000	49.8% 51.3%	£93 £101	£56,000 £64,000	40.7% 42.7%	£79 £87	£43,000 £50,500	31.3% 33.7%	£137,500 £150,000	£82,500 £90,000	60.00%
	£3,250	£162,500	£65,000		£62,500	38%					£125	£86,500	53.2%	£109	£71,000	43.7%	£94	£57,000	35.1%	£162,500	£98,000	60.31%
	£3,500	£175,000	£70,000		£65,500	37%	£130.38	£91,500	£121.15	£83,000	£135	£91,500	52.3%	£118	£80,000	45.7%	£101	£64,000	36.6%	£175,000	£106,000	60.57%
	£3,750	£187,500	£75,000 £80,000		£68,000 £70,500	36% 35%		,		200,000	£144 £154	£91,500	48.8% 45.8%	£126 £135	£87,000	46.4% 45.8%	£108 £115	£70,000 £77.000	37.3% 38.5%	£187,500	£114,000	60.80%
	£4,000 £4,250	£200,000 £212,500	£85,000		£70,500 £73.000	35%					£163	£91,500	43.1%	£143	£91,500	43.1%	£113	£84,500	39.8%	£200,000 £212,500	£121,500 £129,000	60.75% 60.71%
	£4,500	£225,000	£90,000	£100.58	£76,000	34%					£173	£91,500	40.7%	£151		40.7%	£130	£91,000	40.4%	£225,000	£137,000	60.89%
	£4,750 £5,000	£237,500 £250,000	£95,000		£78,500 £81,000	33% 32%					£183 £192	£91,500	38.5% 36.6%	£160 £168	£91,500	38.5% 36.6%	£137 £144	£91,500 £91,500	38.5% 36.6%	£237,500 £250,000	£145,000 £153,000	61.05% 61.20%
	15,000	1250,000	1100,000	1105.76	181,000	3270					£192	191,500	30.0%	£0	191,500	30.0%	£144	191,500	30.0%	£250,000 £0	£155,000	61.20%
2 bed flat	£2,000	£134,000	£53,600		£63,000	47%					£103	£65,500	48.9%	£90	£54,000	40.3%	£77	£41,000	30.6%	£134,000	£80,500	60.07%
67 sqm	£2,250	£150,750	£60,300		£66,000	44%					£116	£78,000	51.7%	£101	£64,000	42.5%	£87	£50,500	33.5%	£150,750	£90,500	60.03%
-	£2,500 £2,750	£167,500 £184,250	£67,000 £73,700		£70,000 £73,500	42% 40%					£129 £142	£90,500 £102,000	54.0% 55.4%	£113 £124	£75,500 £85,500	45.1% 46.4%	£97 £106	£60,000 £68,500	35.8% 37.2%	£167,500 £184,250	£101,000 £111,500	60.30% 60.52%
	£3,000	£201,000	£80,400	£101.62	£77,000	38%					£155	£115,000	57.2%	£135	£96,000	47.8%	£116	£78,000	38.8%	£201,000	£122,000	60.70%
	£3,250 £3,500	£217,750 £234.500	£87,100 £93.800		£80,000 £84.000	37% 36%					£168	£127,000	58.3% 55.9%	£147 £158	£107,000 £117,000	49.1% 49.9%	£126 £135	£87,000 £96,000	40.0% 40.9%	£217,750 £234.500	£132,500 £143,000	60.85%
	£3,500 £3,750	£234,500 £251,250	£93,800 £100,500		£84,000 £87,500	36% 35%	£171.92	£131,000	£150.00	£110,000	£180 £193	£131,000 £131,000	55.9%	£158 £169	£117,000 £128,000	49.9% 50.9%	£135 £145	£105,000	41.8%	£234,500 £251,250	£143,000 £153,500	60.98%
	£4,000	£268,000	£107,200	£115.48	£91,000	34%					£206	£131,000	48.9%	£180	£131,000	48.9%	£155	£115,000	42.9%	£268,000	£164,000	61.19%
	£4,250	£284,750	£113,900		£95,000	33%					£219 £232	£131,000	46.0% 43.4%	£192 £203	£131,000	46.0% 43.4%	£164 £174	£123,000	43.2% 43.4%	£284,750 £301,500	£174,000	61.11% 61.36%
	£4,500 £4,750	£301,500 £318,250	£120,600 £127,300		£102,000	33% 32%					£245	£131,000	41.2%	£203	£131,000	41.2%	£174	£131,000	41.2%	£301,500 £318,250	£185,000 £195,000	61.27%
	£5,000	£335,000	£134,000		£105,000	31%					£258	£131,000	39.1%	£225		39.1%	£193	£131,000	39.1%	£335,000	£205,500	61.34%
											£0	577.000	E4 20/	£0	554.000	40.70/	£0	550 500	22.70/	£0		
2 bed house 75 sqm	£2,000 £2,250	£150,000 £168,750	£60,000 £67.500		£66,000 £70.000	44% 41%					£115 £130	£77,000 £91,000	51.3% 53.9%	f101 f114	£64,000 £76.000	42.7% 45.0%	£87	£50,500 £60,000	33.7% 35.6%	£150,000 £168.750	£90,000 £102,000	60.00%
7.5 3qm	£2,500	£187,500	£75,000	£98.83	£74,000	39%					£144	£104,000	55.5%	£126	£87,500	46.7%	£108	£70,500	37.6%	£187,500	£114,000	60.80%
	£2,750	£206,250	£82,500		£78,000	38%					£159	£118,500	57.5%	£139	£99,500	48.2%	£119	£81,000	39.3%	£206,250	£125,000	60.61%
	£3,000 £3,250	£225,000 £243,750	£90,000 £97,500		£82,000 £86,000	36% 35%					£173 £188	£131,000 £131.000	58.2% 53.7%	£151 £164	£111,000 £123,000	49.3% 50.5%	£130 £141	£91,000 £101,500	40.4% 41.6%	£225,000 £243,750	£137,000 £149,000	60.89% 61.13%
	£3,500	£262,500	£105,000		£90,000	34%	£171.92	£131,000	£150.00	£110,000	£202	£131,000	49.9%	£177	£131,000	49.9%	£151	£111,000	42.3%	£262,500	£160,500	61.14%
	£3,750	£281,250	£112,500		£94,000	33%	11/1.92	1131,000	£150.00	1110,000	£216	£131,000	46.6%	£189	£131,000	46.6%	£162	£121,000	43.0%	£281,250	£172,000	61.16%
	£4,000 £4,250	£300,000 £318,750	£120,000 £127,500		£97,500 £102,000	33% 32%					£231 £245	£131,000 £131,000	43.7% 41.1%	£202 £215	£131,000 £131,000	43.7% 41.1%	£173 £184	£131,000 £131,000	43.7% 41.1%	£300,000 £318.750	£184,000 £195,500	61.33% 61.33%
	£4,500	£337,500	£135,000		£106,000	31%					£260	£131,000	38.8%	£227	£131,000	38.8%	£195	£131,000	38.8%	£337,500	£207,000	61.33%
	£4,750	£356,250	£142,500		£110,000	31%					£274	£131,000	36.8%	£240	£131,000	36.8%	£206	£131,000	36.8%	£356,250	£219,000	61.47%
	£5,000	£375,000	£150,000	£137.62	£114,000	30%					£288 £0	£131,000	34.9%	£252 £0	£131,000	34.9%	£216 £0	£131,000	34.9%	£375,000	£230,500	61.47%
3 bed house	£2,000	£170,000	£68,000	£101.21	£76,500	45%					£131	£92,000	54.1%	£114	£76,000	44.7%	£98	£61,000	35.9%	£170,000	£102,500	60.29%
85 sqm	£2,250	£191,250	£76,500		£81,000	42%					£147	£107,000	55.9%	£129	£90,500	47.3%	£110	£72,000	37.6%	£191,250	£116,000	60.65%
-	£2,500 £2,750	£212,500 £233,750	£85,000 £93,500		£85,500 £90,000	40% 39%	-				£163 £180	£122,000 £138,000	57.4% 59.0%	£143 £157	£103,500 £116,500	48.7% 49.8%	£123 £135	£84,500 £96,000	39.8% 41.1%	£212,500 £233,750	£129,000 £142,500	60.71% 60.96%
	£3,000	£255,000	£102,000		£94,500	37%					£196	£153,000	60.0%	£172	£131,000	51.4%	£147	£107,000	42.0%	£255,000	£155,500	60.98%
	£3,250	£276,250	£110,500	£123.19	£99,000	36%					£213	£159,000	57.6%	£186	£144,000	52.1%	£159	£118,500	42.9%	£276,250	£169,000	61.18%
1	£3,500 £3,750	£297,500 £318,750	£119,000 £127,500		£103,500 £108,000	35% 34%	£201.92	£159,000	£167.31	£126,500	£229 £245	£159,000 £159.000	53.4% 49.9%	£200 £215	£157,500 £159,000	52.9% 49.9%	£172 £184	£131,000 £142,000	44.0% 44.5%	£297,500 £318.750	£182,000 £195,500	61.18% 61.33%
	£4,000	£340,000	£127,500 £136,000		£112,500	33%					£262	£159,000	46.8%	£229	£159,000	46.8%	£196	£153,000	45.0%	£340,000	£208,500	61.32%
	£4,250	£361,250	£144,500		£117,000	32%					£278	£159,000	44.0%	£243	£159,000	44.0%	£208	£159,000	44.0%	£361,250	£222,000	61.45%
-	£4,500 £4,750	£382,500 £403,750	£153,000 £161,500		£121,000 £124,000	32% 31%	-				£294 £311	£159,000 £159,000	41.6% 39.4%	£257 £272	£159,000 £159,000	41.6% 39.4%	£221 £233	£159,000 £159,000	41.6% 39.4%	£382,500 £403,750	£235,000 £248,500	61.44% 61.55%
	£5,000	£425,000	£170,000		£124,000	29%					£327	£159,000	37.4%	£286	£159,000	37.4%	£245	£159,000	37.4%	£403,750 £425,000	£261,500	61.53%
											£0			£0			£0			£0		
4 bed house 100 sqm	£2,000 £2,250	£200,000 £225,000	£80,000 £90,000		£89,000 £94,000	45% 42%					£154 £173	£114,000 £132.500	57.0% 58.9%	£135 £151	£96,000 £111,000	48.0% 49.3%	£115 £130	£77,000 £91,000	38.5% 40.4%	£200,000 £225,000	£121,500 £137,000	60.75% 60.89%
200 sqiii	£2,500	£250,000	£100,000		£99,500	40%					£192	£150,000	60.0%	£168	£127,000	50.8%	£144	£104,000	41.6%	£250,000	£153,000	61.20%
	£2,750	£275,000	£110,000		£105,000	38%					£212	£168,500	61.3%	£185	£143,000	52.0%	£159	£118,500	43.1%	£275,000	£168,000	61.09%
	£3,000 £3,250	£300,000 £325,000	£120,000 £130,000		£110,000 £115,500	37% 36%	-				£231 £250	£186,500 £204.000	62.2% 62.8%	£202 £219	£159,000 £175,000	53.0% 53.8%	£173 £188	£132,500 £146,000	44.2% 44.9%	£300,000 £325,000	£184,000 £199,500	61.33% 61.38%
	£3,500	£350,000	£140,000		£120,500	34%	£222.00	£273,000	£220.62	£185,000	£269	£222,500	63.6%	£236	£191,000	54.6%	£202	£159,000	45.4%	£350,000	£215,000	61.43%
	£3,750	£375,000	£150,000	£149.63	£126,000	34%	£323.08	12/3,000	£229.62	1103,000	£288	£240,000	64.0%	£252	£206,000	54.9%	£216	£172,500	46.0%	£375,000	£230,500	61.47%
	£4,000	£400,000	£160,000		£131,000	33%					£308	£259,000	64.8%	£269 £286	£222,500 £238,000	55.6% 56.0%	£231 £245	£186,500	46.6% 47.1%	£400,000 £425,000	£246,000	61.50%
	£4,250 £4,500	£425,000 £450,000	£170,000 £180,000		£131,500 £131,500	31% 29%					£346	£273,000	60.7%	£303	£254,000	56.4%	£245 £260	£214,000	47.6%	£425,000 £450,000	£261,500 £277,500	61.53% 61.67%
	£4,750	£475,000	£190,000	£155.32	£131,500	28%					£365	£273,000	57.5%	£320	£270,000	56.8%	£274	£227,000	47.8%	£475,000	£293,000	61.68%
	£5,000	£500,000	£200,000	£155.32	£131,500	26%					£385 £0	£273,000	54.6%	£337 £0	£273,000	54.6%	£288	£240,000	48.0%	£500,000	£308,000	61.60%
				1		1	I			L	10	L		20		l	20	1	1	±0	1	<u> </u>

Notes
For viability study purposes only
Rent increases on AR based on RPI only whereas SR will be RPI plus 0.5%
Voids and bad debts on AR based upon 3% whereas SR are 2%
Target rents for SR set as of April 2012
Rent assumptions excluding Social rent assume a £250 pa. Service charge within them.

Denotes a capped rent and transfer value based upon the capped rent Denotes a transfer value based upon the High Weald LHA limit as the % MR exceeds the LHA rate.

Denotes a rents in excess of the High Weald BRMA LHA rent



# Appendix IIa Residential Results Summaries

									03% Allolu	able Kellt/ 3	5% LCHU - P	DE BEHCHIN	ark compar	13011										
									Residual Land Value (	£)							Re	sidual Land Value (£,	/Ha)					
Development Scenario	Value Level	Value £/m²	Total Floor Area	Site Density (doh)	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land	Residual Land	Residual Land Value - £100/m²	Residual Land Value - £125/m²	Residual Land Value - £150/m²	Residual Land Value - £175/m²	Residual Land Value - £200/m²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m²	Residual Land Value - £125/m²	Residual Land Value - £150/m²	Residual Land Value - £175/m²	Residual Land Value - £200/m²	Maximum CIL	IL Range (£/m²)*
		43.34	Area	(dph)			Value - £50/m² CIL	Value - £75/m² CIL	CIL	CIL	CIL	CIL	CIL	Value - £0/m² CIL £696,782	Value - £25/m² CIL £612.267	Value - £50/m² CIL £527,753	Value - £75/m² CIL £443,238	CIL £358,723	CIL £274,209	E189,694	CIL £105,179	GIL £20,665		444
	2	£2,500	125	30	£23,226 £43,327 £63.427	£20,409 £40,510 £60.610	£17,592 £37,692 £57.793	£14,775 £34,875 £54.976	£11,957 £32,058 £52.159	£9,140 £29,241 £49.342	£6,323 £26,424 £46,524	£3,506 £23,607 £43.707	£689 £20,789 £40.890	£1,299,801 £1,902,820	£1,215,286 £1,818,305	£1,130,772 £1,733,791	£1,046,257 £1,649,276	£961,742 £1,564,761	£877,228 £1,480,246	£792,713 £1,395,732	£708,198 £1,311,217	£623,683 £1,226,702	+£453 +£293	£0 £161
	4 5	£3,000 £3,250	125	30 30	£83,528 £102,620	£80,711 £100,811	£77,894 £97,994	£75,076 £95,177	£72,259	£69,442 £89,543	£66,625 £86,726	£63,808 £83,908	£60,991 £81,091	£2,505,839	£2,421,324	£2,336,809	£2,252,295	£2,167,780	£2,083,265	£1,998,751	£1,914,236	£1,829,721 £2,432,740	-£132 £29	£322 £482
1 Dwelling (10% AH)	6	£3,500 £3,750	125 125	30 30	£123,729 £143.830	£120,912 £141.013	£118,095 £138,196	£115,278 £135,378	£112,461 £132.561	£109,643 £129,744	£106,826 £126,927	£104,009 £124.110	£101,192 £121,293	£3,711,877 £4,314,896	£3,627,362 £4,230,381	£3,542,847 £4,145,866	£3,458,333 £4,061,352	£3,373,818 £3,976,837	£3,289,303 £3,892,322	£3,204,789 £3,807,807	£3,120,274	£3,035,759 £3,638,778	£190 £351	£643 £804
	8 9	£4,000 £4,250	125	30	£163,930 £184,031	£161,113 £181,214	£158,296 £178,397	£155,479 £175,580	£152,662 £172,762	£149,845 £169,945	£147,028 £167.128	£144,210 £164,311	£141,393 £161,494	£4,917,915 £5 520 933	£4,833,400 £5,436,419	£4,748,885 £5 351 904	£4,664,370 £5 267 389	£4,579,856 £5 182 875	£4,495,341 £5,098,360	£4,410,826 £5,013,845	£4,326,312 £4,929,331	£4,241,797 £4,844,816	£511 £672	£965 £1.126
	10	£4,500 £4,750	125 125	30	£204,132 £224,232	£201,315 £221.415	£198,497 £218.598	£195,680 £215.781	£192,863 £212.964	£190,046 £210.147	£187,229 £207.329	£184,412 £204.512	£181,594 £201.695	£6,123,952 £6,726,971	£6,039,438 £6,642,457	£5,954,923 £6,557,942	£5,870,408 £6,473,427	£5,785,894 £6,388,913	£5,701,379 £6,304,398	£5,616,864 £6,219,883	£5,532,350 £6,135,369	£5,447,835 £6,050,854	£833 £994	£1,286 £1,447
	12	£5,000 £2,250	125 380	30 40	£244,333 £71,096	£241,516 £62,531	£238,699 £53,967	£235,882 £45,403	£233,064 £36,839	£230,247 £28,275	£227,430 £19,711	£224,613 £11,146	£221,796 £2,582	£7,329,990 £568,764	£7,245,476 £500,251	£7,160,961 £431,738	£7,076,446 £363,224	£6,991,931 £294,711	£6,907,417 £226,198	£6,822,902 £157,685	£6,738,387 £89,171	£6,653,873 £20,658	£1,155 -£800	£1,608 -£241
	2	£2,500 £2,750	380	40	£148,046 £225,803	£139,482 £217,239	£130,918 £208,675	£122,354 £200,111	£113,789 £191,547	£105,225 £182,983	£96,661 £174,418	£88,097 £165,854	£79,533 £157,290	£1,184,368 £1,806,427	£1,115,855 £1,737,914	£1,047,342 £1,669,401	£978,829 £1,600,887	£910,315 £1,532,374	£841,802 £1,463,861	£773,289 £1,395,348	£704,776 £1,326,834	£636,262 £1,258,321	-£597 -£393	-£38 £167
	4	£3,000	380	40	£302,754	£294,190	£285,626	£277,061	£268,497	£259,933	£251,369	£242,805	£234,241	£2,422,031	£2,353,518	£2,285,005	£2,216,492	£2,147,978	£2,079,465	£2,010,952	£1,942,439	£1,873,926	-£190	£369
5 Dunling (20% AU)	6	£3,250 £3,500	380 380	40 40	£372,443 £437,292	£363,879 £428,728	£355,315 £420,163	£346,751 £411,599	£338,187 £403,035	£329,622 £394,471	£321,058 £385,907	£312,494 £377,343	£303,930 £368,778	£2,979,546 £3,498,333	£2,911,033 £3,429,820	£2,842,519 £3,361,307	£2,774,006 £3,292,794	£2,705,493 £3,224,280	£2,636,980 £3,155,767	£2,568,466 £3,087,254	£2,499,953 £3,018,741	£2,431,440 £2,950,227	-£7 £164	£552 £723
- Swellings (2000 Ally	7 8	£3,750 £4,000	380 380	40 40	£490,083 £553,374	£481,724 £545,016	£473,366 £536,657	£465,007 £528,299	£456,649 £519,940	£448,290 £511,582	£439,932 £503,223	£442,191 £494,865	£433,627 £486,506	£3,920,664 £4,426,995	£3,853,796 £4,360,127	£3,786,928 £4,293,258	£3,720,060 £4,226,390	£3,653,191 £4,159,522	£3,586,323 £4,092,654	£3,519,455 £4,025,786	£3,537,528 £3,958,918	£3,469,015 £3,892,050	£303 £469	£862 £1,029
	9	£4,250 £4,500	380 380	40 40	£616,666 £679,957	£608,307 £671,599	£599,949 £663,240	£591,590 £654,881	£583,232 £646,523	£574,873 £638,164	£566,515 £629,806	£558,156 £621,447	£549,798 £613,089	£4,933,325 £5.439.656	£4,866,457 £5,372,788	£4,293,258 £4,799,589	£4,732,721 £5,239,052	£4,665,853 £5,172,184	£4,598,985 £5,105,316	£4,532,117	£4,465,249	£4,398,380 £4,904,711	£636 £803	£1,195 £1.362
	11	£4,750 £5,000	380	40	£743,248	£734,890 £798,181	£726,531 £789,823	£718,173 £781,464	£709,814 £773,106	£701,456 £764,747	£693,097	£684,739	£676,380	£5,945,987	£5,879,119	£5,305,920 £5,812,251	£5,745,383	£5,678,514	£5,611,646	£5,038,447 £5,544,778	£4,971,579 £5,477,910	£5,411,042	£969	£1,528 £1,695
	12	£2,250	565	40	£57,030	£44,440	£31,851	£19,261	£6,671		£796,389 Negat	E748),USU ve RLV	±/39,6/2	£6,452,318 £228,120	£6,385,450 £177,761	£6,318,581 £127,403	£6,251,713 £77,044	£6,184,845 £26,685	£6,117,977	£6,051,109 Negz	£5,984,241 tive RLV	£5,917,373	£1,136 -£1,226	-£474
	3	£2,500 £2,750	565 565	40 40	£182,775 £310,497	£170,185 £297,907	£157,595 £285,318	£145,006 £272,728	£132,416 £260,139	£119,826 £247,549	£107,237 £234,959	£94,647 £222,370	£82,057 £209,780	£731,098 £1,241,988	£680,740 £1,191,630	£630,381 £1,141,271	£580,023 £1,090,913	£529,664 £1,040,554	£479,305 £990,195	£428,947 £939,837	£378,588 £889,478	£328,230 £839,120	-£1,004 -£778	-£252 -£26
	4 5	£3,000 £3.250	565 565	40	£425,014 £530.661	£423,257 £518,384	£410,667 £506,107	£398,077 £493,830	£385,488 £481,554	£372,898 £469,277	£360,308 £457,000	£347,719 £444.723	£335,129 £432,447	£1,700,055 £2,122,642	£1,693,026 £2,073,535	£1,642,667 £2,024,428	£1,592,309 £1,975,321	£1,541,950 £1,926,214	£1,491,592 £1,877,107	£1,441,233 £1,828,000	£1,390,875 £1,778,893	£1,340,516 £1,729,786	-£575 -£388	£177 £364
10 Dwellings (30% AH)	6	£3,500 £3,750	565 565	40	£622,854 £715,048	£610,578 £702,772	£598,301 £690.495	£586,024 £678.218	£573,747 £665.941	£561,471 £653.665	£549,194 £641.388	£536,917 £629.111	£524,641 £616.834	£2,491,418	£2,442,311	£2,393,204	£2,344,097 £2,712,873	£2,294,990	£2,245,883	£2,196,776	£2,147,669	£2,098,562	-£225	£527
	8	£4,000	565	40	£807,242	£794,966	£782,689	£770,412	£758,135	£745,859	£733,582	£721,305	£709,028	£2,860,194 £3,228,969	£2,811,087 £3,179,862	£2,761,980 £3,130,755	£2,712,873 £3,081,648	£2,663,766 £3,032,542	£2,614,659 £2,983,435	£2,565,552 £2,934,328	£2,516,445 £2,885,221	£2,467,338 £2,836,114	-£62 £101	£690 £854
	9	£4,250 £4,500	565 565	40 40	£934,732 £1,035,750	£922,455 £1,023,473	£910,178 £1,011,196	£897,902 £998,919	£885,625 £986,643	£873,348 £974,366	£861,071 £962,089	£848,795 £949,812	£836,518 £937,536	£3,738,927 £4,142,998	£3,689,820 £4,093,891	£3,640,713 £4,044,784	£3,591,606 £3,995,678	£3,542,499 £3,946,571	£3,493,392 £3,897,464	£3,444,285 £3,848,357	£3,395,178 £3,799,250	£3,346,071 £3,750,143	£327 £506	£1,079 £1,258
	11 12	£4,750 £5,000	565 565	40	£1,136,767 £1,237,785	£1,124,491 £1,225,509	£1,112,214 £1,213,232	£1,099,937 £1,200,955	£1,087,660 £1,188,678	£1,075,384 £1,176,402	£1,063,107 £1,164,125	£1,050,830 £1,151,848	£1,038,553 £1,139,571	£4,547,070 £4.951,141	£4,497,963 £4,902,034	£4,448,856 £4,852,927	£4,399,749 £4.803.820	£4,350,642 £4,754,713	£4,301,535 £4,705,606	£4,252,428 £4,656,499	£4,203,321 £4,607,392	£4,154,214 £4,558,285	£685 £863	£1,437 £1.616
	1 ,	£2,250 £2,500	735 735	40 40	£17,850 £202,671	£1,664 £186,486	£170,300	£154,115	£137,930	Negative RLV £121,744	£105,559	£89,373	£73,188	£47,599	£4,438	£454,134			Negative RLV	£281,490	****	£195,168	-£1,506 -£1.255	-£639 -£388
	3	£2,750	735	40	£390,595	£374,409	£358,224	£342,038	£325,853	£309,668	£293,482	£277,297	£261,111	£540,456 £1,041,586	£497,295 £998,425	£955,264	£912,103	£868,941	£825,780	£782,619	£739,458	£696,297	-£999	-£132
	5	£3,000 £3,250	735 735	40 40	£560,611 £713,478	£544,842 £697,709	£529,073 £681,940	£513,304 £666,171	£497,535 £650,402	£481,766 £634,633	£465,997 £618,864	£450,228 £603,095	£434,459 £587,326	£1,494,963 £1,902,607	£1,452,912 £1,860,556	£1,410,862 £1,818,506	£1,368,811 £1,776,455	£1,326,761 £1,734,405	£1,284,710 £1,692,354	£1,242,660 £1,650,303	£1,200,609 £1,608,253	£1,158,558 £1,566,202	-£768 -£560	£99 £307
15 Dwellings (40% AH)	7	£3,500 £3,750	735 735	40 40	£830,928 £948,378	£815,159 £932,609	£799,390 £916,840	£783,621 £901,071	£767,852 £885,302	£752,083 £869,533	£736,314 £853,764	£720,545 £837,995	£704,776 £822,226	£2,215,808 £2,529,008	£2,173,757 £2,486,957	£2,131,706 £2,444,907	£2,089,656 £2,402,856	£2,047,605 £2,360,806	£2,005,555 £2,318,755	£1,963,504 £2,276,705	£1,921,453 £2,234,654	£1,879,403 £2,192,603	-£400 -£240	£467 £627
	8 9	£4,000 £4,250	735 735	40 40	£1,065,828 £1,252,411	£1,050,059 £1,236,642	£1,034,290 £1,220,873	£1,018,521 £1,205,104	£1,002,752 £1,189,335	£986,983 £1,173,566	£971,214 £1,157,797	£955,445 £1,142,028	£939,676 £1,126,259	£2,842,209	£2,800,158	£2,758,107	£2,716,057	£2,674,006	£2,631,956	£2,589,905	£2,547,854	£2,505,804	-£81 £173	£787 £1.041
	10	£4,500 £4,750	735	40	£1,387,144 £1,521,878	£1,371,375 £1,506,109	£1,355,606 £1,490,340	£1,339,837 £1,474,571	£1,324,068 £1,458,802	£1,308,299 £1,443,033	£1,292,531 £1,427,264	£1,276,762 £1,411,495	£1,260,993 £1,395,726	£3,699,052 £4,058,341	£3,657,001	£3,614,950	£3,572,900	£3,530,849 £3,890,138	£3,488,799 £3,848,088	£3,446,748	£3,404,697	£3,362,647	£357	£1,224 £1,407
	12	£5,000	735	40	£1,656,611	£1,506,109 £1,640,842	£1,490,340 £1,625,073	£1,474,571 £1,609,304	£1,458,802 £1,593,535	£1,443,033 £1,577,766	£1,427,264 £1,561,997	£1,411,495 £1,546,228	£1,530,459	£4,058,341 £4,417,629	£4,016,290 £4,375,579	£3,974,239 £4,333,528	£3,932,189 £4,291,478	£3,890,138 £4,249,427	£3,848,088 £4,207,376	£3,806,037 £4,165,326	£3,763,986 £4,123,275	£3,721,936 £4,081,225	£540 £723	£1,407 £1,591
	2	£2,250 £2,500	1050 1050	55 55	£153,387	£130,265	£107,143	£84,021	Negative RLV £60,899	£37,777	£14,655	Negat	ive RLV	£337,451	£286,583	£235,714	£184,846	Negative RLV £133,977	£83,109	£32,240	Nega	tive RLV	Negat -£1,153	ative RLV -£417
	3 4	£2,750 £3,000	1050 1050	55 55	£426,394 £676,494	£403,272 £653,967	£380,150 £631,440	£357,028 £608,913	£333,906 £586,386	£310,784 £563,859	£287,662 £541,332	£264,540 £518,805	£241,418 £496,278	£938,066 £1,488,288	£887,198 £1,438,728	£836,329 £1,389,169	£785,461 £1,339,609	£734,592 £1,290,049	£683,724 £1,240,490	£632,856 £1,190,930	£581,987 £1,141,370	£531,119 £1,091,811	-£893 -£654	-£157 £82
	5	£3,250 £3,500	1050 1050	55 55	£890,722 £1.061.530	£868,195 £1.039.003	£845,668 £1.016.476	£823,141 £993.949	£800,614 £971.422	£778,087 £948.895	£755,559 £926.368	£733,032 £903.841	£710,505 £881.313	£1,959,589 £2,335,367	£1,910,029	£1,860,469 £2,236,247	£1,810,910 £2,186,688	£1,761,350 £2,137,128	£1,711,790 £2,087,568	£1,662,231 £2,038,009	£1,612,671 £1,988,449	£1,563,112 £1,938,890	-£450 -£288	£286 £448
25 Dwellings (40% AH)	7	£3,750	1050	55	£1,229,316	£1,206,789	£1,184,262	£1,161,735	£1,139,208	£1,116,681	£1,094,154	£1,071,627	£1,049,099	£2,335,367 £2,704,496	£2,285,807 £2,654,936	£2,605,377	£2,555,817	£2,506,257	£2,456,698	£2,407,138	£2,357,578	£2,308,019	-£128	£608
	9	£4,000 £4,250	1050	55	£1,397,102 £1,641,856	£1,374,575 £1,619,329	£1,352,048 £1,596,802	£1,329,521 £1,574,275	£1,306,994 £1,551,747	£1,284,467 £1,529,220	£1,261,940 £1,506,693	£1,239,413 £1,484,166	£1,216,885 £1,461,639	£3,073,625 £3,612,083	£3,024,065 £3,562,523	£2,974,506 £3,512,964	£2,924,946 £3,463,404	£2,875,386 £3,413,844	£2,825,827 £3,364,285	£2,776,267 £3,314,725	£2,726,708 £3,265,166	£2,677,148 £3,215,606	£32 £265	£768 £1,001
	10	£4,500 £4,750	1050 1050	55 55	£1,828,884 £2,015,912	£1,806,357 £1,993,385	£1,783,830 £1,970,857	£1,761,302 £1,948,330	£1,738,775 £1,925,803	£1,716,248 £1,903,276	£1,693,721 £1,880,749	£1,671,194 £1,858,222	£1,648,667 £1,835,695	£4,023,544 £4,435,006	£3,973,985 £4,385,446	£3,924,425 £4,335,886	£3,874,865 £4.286.327	£3,825,306 £4.236,767	£3,775,746 £4,187,208	£3,726,187 £4,137,648	£3,676,627 £4,088,088	£3,627,067 £4,038,529	£443 £621	£1,179 £1,357
	12	£5,000 £2,250	1050	55 55	£2,202,940	£2,180,412	£2,157,885	£2,135,358	£2,112,831 Negative RLV	£2,090,304	£2,067,777	£2,045,250	£2,022,723	£4,846,467	£4,796,907	£4,747,348	£4,697,788	£4,648,229	£4,598,669	£4,549,109	£4,499,550	£4,449,990	£799	£1,535
	2	£2,500 £2,750	2220	55	£198,497 £722.068	£150,818 £675,704	£103,139 £629.340	£55,460 £582,977	£7,781 £536.613	£490.249	Negati £443.886	ve RLV £408.801	£361.122	£218,347	£165,900	£113,453	£61,006	£8,559		Nega	tive RLV		-£1,139	-£443
	4	£3,000	2220	55	£1,247,496	£1,201,133	£1,154,769	£1,108,405	£1,062,042	£1,015,678	£969,314	£922,951	£876,587	£794,275 £1,372,246	£743,275 £1,321,246	£692,275 £1,270,246	£641,274 £1,219,246	£590,274 £1,168,246	£539,274 £1,117,246	£488,274 £1,066,246	£449,681 £1,015,246	£397,234 £964,246	-£903 -£667	-£207 £30
50 Dwellings (40% AH)	5 6	£3,250 £3,500	2220 2220	55 55	£1,728,780 £2,121,007	£1,682,416 £2,074,643	£1,636,052 £2,028,279	£1,589,689 £1,981,916	£1,543,325 £1,935,552	£1,496,961 £1,889,188	£1,450,598 £1,842,825	£1,404,234 £1,796,461	£1,357,870 £1,750,097	£1,901,658 £2,333,107	£1,850,658 £2,282,107	£1,799,657 £2,231,107	£1,748,657 £2,180,107	£1,697,657 £2,129,107	£1,646,657 £2,078,107	£1,595,657 £2,027,107	£1,544,657 £1,976,107	£1,493,657 £1,925,107	-£450 -£273	£246 £423
owenigs (40% XII)	7 8	£3,750 £4,000	2220 2220	55 55	£2,498,760 £2,879,770	£2,452,396 £2,833,406	£2,406,032 £2,787,042	£2,359,669 £2,740,678	£2,313,305 £2,694,315	£2,266,941 £2,647,951	£2,220,578 £2,601,587	£2,174,214 £2,555,224	£2,127,850 £2,508,860	£2,748,636 £3,167,746	£2,697,636 £3,116,746	£2,646,636 £3,065,746	£2,595,636 £3.014,746	£2,544,636 £2.963,746	£2,493,635 £2,912,746	£2,442,635 £2.861.746	£2,391,635 £2,810,746	£2,340,635 £2,759,746	-£103 £69	£593 £765
	9	£4,250	2220	55	£3,445,488 £3,834,138	£3,399,124 £3,787,775	£3,352,761 £3,741,411	£3,306,397 £3,695,047	£3,260,033 £3,648,683	£3,213,670 £3,602,320	£3,167,306 £3,555,956	£3,120,942 £3,509,592	£3,074,579 £3,463,229	£3,790,037 £4,217,552	£3,739,037 £4,166,552	£3,688,037 £4,115,552	£3,637,037 £4,064,552	£3,586,037	£3,535,037	£3,484,037 £3,911,552	£3,433,036	£3,382,036 £3,809,552	£324 £499	£1,020 £1,195
	11	£4,750	2220	55	£4,222,788	£4,176,425	£4,130,061	£4,083,697	£4,037,334	£3,990,970	£3,944,606	£3,898,243	£3,851,879	£4,645,067	£4,166,552 £4,594,067	£4,115,552 £4,543,067	£4,492,067	£4,013,552 £4,441,067	£3,962,552 £4,390,067	£4,339,067	£4,288,067	£3,809,552 £4,237,067	£499 £674	£1,370
	12	£5,000 £2,250	2220 2610	55 100	£4,611,439	£4,565,075	£4,518,711	£4,472,347	£4,425,984 Negative RLV	£4,379,620	£4,333,256	£4,286,893	£4,240,529	£5,072,582	£5,021,582	£4,970,582	£4,919,582	£4,868,582 Negative RLV	£4,817,582	£4,766,582	£4,715,582	£4,664,582	£849 Negat	£1,545 ative RLV
	2 3	£2,500 £2,750	2610 2610	100 100	£64,161	£9,597			Negative RLV	Negative RLV				£80,201	£11,997			Negative RLV	Negative RLV				Negat -£895	ative RLV -£374
	4 5	£3,000 £3.250	2610 2610	100	£678,670 £1.291.620	£625,722 £1.238.672	£572,774 £1.185.724	£519,826 £1.132.776	£466,878 £1.079.828	£413,930 £1.026.880	£371,997 £973.932	£317,434 £920.984	£262,870 £868.036	£848,338 £1.614.525	£782,153 £1.548.340	£715,968 £1.482.155	£649,783 £1.415.970	£583,598 £1 349 785	£517,413 £1.283,600	£464,997	£396,792 £1.151.230	£328,588 £1.085.045	-£660 -£425	-£138
80 Dwellings (40% AH)	6	£3,500	2610	100	£1,737,119	£1,684,172	£1,631,224	£1,578,276	£1,525,328	£1,472,380	£1,419,432	£1,366,484	£1,313,536	£2,171,399	£2,105,214	£2,039,029	£1,972,844	£1,906,659	£1,840,474	£1,774,289	£1,708,104	£1,641,919	-£254	£267
	7 8	£3,750 £4,000	2610 2610	100 100	£2,118,966 £2,500,813	£2,066,018 £2,447,865	£2,013,070 £2,394,917	£1,960,123 £2,341,969	£1,907,175 £2,289,021	£1,854,227 £2,236,074	£1,801,279 £2,183,126	£1,748,331 £2,130,178	£1,695,383 £2,077,230	£2,648,708 £3,126,017	£2,582,523 £3,059,832	£2,516,338 £2,993,647	£2,450,153 £2,927,462	£2,383,968 £2,861,277	£2,317,783 £2,795,092	£2,251,598 £2,728,907	£2,185,413 £2,662,722	£2,119,228 £2,596,537	-£108 £39	£413 £560
	9 10	£4,250 £4,500	2610 2610	100 100	£3,165,009 £3,617,443	£3,112,061 £3,564,495	£3,059,113 £3,511,547	£3,006,165 £3,458,599	£2,953,217 £3,405,651	£2,900,269 £3,352,703	£2,847,321 £3,299,755	£2,794,373 £3,246,807	£2,741,425 £3,193,859	£3,956,261 £4,521,803	£3,890,076 £4,455,618	£3,823,891 £4,389,433	£3,757,706 £4,323,248	£3,691,521 £4,257,063	£3,625,336 £4,190,878	£3,559,151 £4,124,693	£3,492,966 £4,058,508	£3,426,781 £3,992,323	£293 £466	£814 £988
	11 12	£4,750 £5,000	2610 2610	100 100	£4,069,877 £4,522,311	£4,016,929 £4,469,363	£3,963,981 £4,416,415	£3,911,033 £4,363,467	£3,858,085 £4,310,519	£3,805,137 £4,257,571	£3,752,189 £4,204,623	£3,699,241 £4,151,675	£3,646,293 £4,098,727	£5,087,346 £5,652,888	£5,021,161 £5,586 703	£4,954,976 £5,520,518	£4,888,791 £5,454,333	£4,822,606 £5,388,149	£4,756,421 £5,321,964	£4,690,236 £5,255,729	£4,624,051 £5,189,594	£4,557,866 £5,123,409	£640 £813	£1,161 £1.334
	1 2	£2,250 £2,500	9765 9765	100	£501,590	£276,717	£51,845		Negative RLV	Many	ive RIV			5000 505	***********	440,000		Negative RLV	- England and A				Negat	ative RLV
			5765	100	£501,590 £2.878.387	£276,717 £2.653.515	£51,845 £2.428.643	£2.203.770	£1.978.898	£1.754.025	£1,529,153	£1,304,280	£1,079,408	£200,636 £1,151,355	£1,061,406	£20,738 £971,457			£701,610	£611,661	£521,712	£431,763	-£717 -£473	-£38
	3	£2,750	9765	100																				£206
		£2,750 £3,000 £3,250	9765 9765 9765	100 100 100	£5,265,823 £7,455,715	£5,040,950 £7,230,843	£4,816,078 £7,005,971	£4,591,205 £6,781,098	£4,366,333 £6,556,226	£4,141,460 £6,331,353	£3,916,588 £6,106,481	£3,691,716 £5,881,608	£3,466,843 £5,656,736	£2,106,329 £2,982,286	£2,016,380 £2,892,337	£1,926,431 £2,802,388	£1,836,482 £2,712,439	£1,746,533 £2,622,490	£1,656,584 £2,532,541	£1,566,635 £2,442,592	£1,476,686 £2,352,643	£1,386,737 £2,262,694	-£229 -£5	£206 £431
250 Dwellings (40% AH)	3	£3,000	9765 9765 9765 9765 9765	100 100 100 100	£5,265,823	£5,040,950	£4,816,078	£4,591,205	£4,366,333			£5,881,608 £7,744,946	£5,656,736 £7,520,073			£2,802,388 £3,547,723		£2,622,490 £3,367,825	£1,656,584 £2,532,541 £3,277,876 £3,966,214			£1,386,737		
250 Dwellings (40% AH)	3 4 5	£3,000 £3,250 £3,500 £3,750 £4,000	9765 9765	100 100 100 100 100 100	£5,265,823 £7,455,715 £9,319,053 £11,039,897 £12,760,419	£5,040,950 £7,230,843 £9,094,180 £10,815,024 £12,535,546	£4,816,078 £7,005,971 £8,869,308 £10,590,152 £12,310,674	£4,591,205 £6,781,098 £8,644,435 £10,365,279 £12,085,802	£4,366,333 £6,556,226 £8,419,563 £10,140,407 £11,860,929	£6,331,353 £8,194,690 £9,915,534 £11,636,057	£6,106,481 £7,969,818 £9,690,662 £11,411,184	£5,881,608 £7,744,946 £9,465,790 £11,186,312	£5,656,736 £7,520,073 £9,240,917 £10,961,439	£2,982,286 £3,727,621 £4,415,959 £5,104,168	£2,892,337 £3,637,672	£2,802,388 £3,547,723 £4,236,061 £4,924,270	£2,712,439 £3,457,774 £4,146,112 £4,834,321	£2,622,490 £3,367,825 £4,056,163 £4,744,372	£3,277,876	£2,442,592 £3,187,927 £3,876,265 £4,564,474	£2,352,643 £3,097,978 £3,786,316 £4,474,525	£1,386,737 £2,262,694 £3,008,029	-£5 £186 £363 £539	£431 £622 £798 £974
250 Dwellings (40% AH)	3 4 5 6 7	£3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500	9765 9765 9765	100 100 100 100 100 100 100	£5,265,823 £7,455,715 £9,319,053 £11,039,897 £12,760,419 £14,480,832 £17,316,749	£5,040,950 £7,230,843 £9,094,180 £10,815,024 £12,535,546 £14,255,960 £15,976,206	£4,816,078 £7,005,971 £8,869,308 £10,590,152 £12,310,674 £14,031,087 £15,751,333	£4,591,205 £6,781,098 £8,644,435 £10,365,279 £12,085,802 £13,806,215 £15,526,461	£4,366,333 £6,556,226 £8,419,563 £10,140,407 £11,860,929 £13,581,343 £15,301,588	£6,331,353 £8,194,690 £9,915,534 £11,636,057 £13,356,470 £15,076,716	£6,106,481 £7,969,818 £9,690,662 £11,411,184 £13,131,598 £14,851,843	£5,881,608 £7,744,946 £9,465,790 £11,186,312 £12,906,725 £14,626,971	£5,656,736 £7,520,073 £9,240,917 £10,961,439 £12,681,853 £14,402,099	£2,982,286 £3,727,621 £4,415,959	£2,892,337 £3,637,672 £4,326,010	£2,802,388 £3,547,723 £4,236,061	£2,712,439 £3,457,774 £4,146,112	£2,622,490 £3,367,825 £4,056,163	£3,277,876 £3,966,214	£2,442,592 £3,187,927 £3,876,265	£2,352,643 £3,097,978 £3,786,316	£1,386,737 £2,262,694 £3,008,029 £3,696,367	-£5 £186 £363	£431 £622 £798
250 Dwellings (40% AH)	3 4 5 6 7	£3,000 £3,250 £3,500 £3,750 £4,000 £4,250	9765 9765 9765	100 100 100 100 100 100 100 100	£5,265,823 £7,455,715 £9,319,053 £11,039,897 £12,760,419	£5,040,950 £7,230,843 £9,094,180 £10,815,024 £12,535,546	£4,816,078 £7,005,971 £8,869,308 £10,590,152 £12,310,674 £14,031,087	£4,591,205 £6,781,098 £8,644,435 £10,365,279 £12,085,802 £13,806,215	£4,366,333 £6,556,226 £8,419,563 £10,140,407 £11,860,929	£6,331,353 £8,194,690 £9,915,534 £11,636,057	£6,106,481 £7,969,818 £9,690,662 £11,411,184 £13,131,598	£5,881,608 £7,744,946 £9,465,790 £11,186,312 £12,906,725	£5,656,736 £7,520,073 £9,240,917 £10,961,439 £12,681,853	£2,982,286 £3,727,621 £4,415,959 £5,104,168	£2,892,337 £3,637,672 £4,326,010	£2,802,388 £3,547,723 £4,236,061 £4,924,270	£2,712,439 £3,457,774 £4,146,112 £4,834,321	£2,622,490 £3,367,825 £4,056,163 £4,744,372	£3,277,876 £3,966,214	£2,442,592 £3,187,927 £3,876,265 £4,564,474	£2,352,643 £3,097,978 £3,786,316 £4,474,525	£1,386,737 £2,262,694 £3,008,029 £3,696,367	-£5 £186 £363 £539 £715	£431 £622 £798 £974 £1,150

### Table 2: Residual Land Value Results by Scheme Type, Value Level & CIL Rate 65% Affordable Rent/35% LCHO - Greenfield Benchmark Comparison

								F	Residual Land Value (	£)							Re	sidual Land Value (£,	/Ha)					
Development Scenario	Value Level	Value £/m²	Total Floor Area	Site Density (dph)	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Maximum CIL	IL Range (£/m²)*
	1	£2,250	380	40	£71,096	£62,531	£53,967	£45,403	£36,839	£28,275	£19,711	£11,146	£2,582	£568,764	£500,251	£431,738	£363,224	£294,711	£226,198	£157,685	£89,171	£20,658	£23	£105
	3	£2,500 £2,750	380	40 40	£148,046 £225,803	£139,482 £217,239	£130,918 £208.675	£122,354 £200.111	£113,789 £191,547	£105,225 £182,983	£96,661 £174,418	£88,097 £165.854	£79,533 £157,290	£1,184,368 £1.806.427	£1,115,855 £1,737,914	£1,047,342 £1,669,401	£978,829 £1.600.887	£910,315 £1.532.374	£841,802 £1.463.861	£773,289 £1.395.348	£704,776 £1.326.834	£636,262 £1.258.321	£225 £430	£307 £512
	4	£3,000	380	40	£302,754	£294,190	£285,626	£277,061	£268,497	£259,933	£251,369	£242,805	£234,241	£2,422,031	£2,353,518	£2,285,005	£2,216,492	£2,147,978	£2,079,465	£2,010,952	£1,942,439	£1,873,926	£632	£714
	5	£3,250	380	40 40	£372,443 £437.292	£363,879 £428.728	£355,315 £420.163	£346,751 £411.599	£338,187 £403.035	£329,622 £394,471	£321,058 £385.907	£312,494 £377.343	£303,930 £368.778	£2,979,546 £3,498,333	£2,911,033 £3,429,820	£2,842,519 £3,361,307	£2,774,006 £3.292.794	£2,705,493 £3,224,280	£2,636,980 £3.155,767	£2,568,466 £3.087.254	£2,499,953 £3,018,741	£2,431,440 £2,950,227	£816 £986	£898 £1.069
5 Dwellings (20% AH)	7	£3,500 £3,750	380	40	£437,292 £490.083	£428,728 £481.724	£420,163 £473.366	£411,599 £465.007	£403,035 £456.649	£394,471 £448.290	£385,907 £439.932	£377,343 £442.191	£433.627	£3,498,333 £3.920.664	£3,429,820 £3.853.796	£3,361,307 £3,786.928	£3,292,794 £3,720,060	£3,224,280 £3.653,191	£3,155,767 £3,586,323	£3,087,254 £3,519,455	£3,018,741 £3,537,528	£2,950,227 £3,469,015	£986 £1.125	£1,069 £1,207
	8	£4,000	380	40	£553,374	£545,016	£536,657	£528,299	£519,940	£511,582	£503,223	£494,865	£486,506		£4,360,127	£4,293,258	£4,226,390	£4,159,522	£4,092,654	£4,025,786	£3,958,918	£3,892,050	£1,292	£1,374
	9	£4,250 £4,500	380	40 40	£616,666 £679,957	£608,307 £671,599	£599,949 £663,240	£591,590 £654,881	£583,232 £646,523	£574,873 £638,164	£566,515 £629,806	£558,156 £621,447	£549,798 £613,089	£4,933,325 £5,439,656	£4,866,457 £5,372,788	£4,799,589 £5,305,920	£4,732,721 £5,239,052	£4,665,853 £5,172,184	£4,598,985 £5,105,316	£4,532,117 £5,038,447	£4,465,249 £4,971,579	£4,398,380 £4,904,711	£1,458	£1,541
	11	£4,500 £4,750	380	40	£6/9,95/ £743.248	£6/1,599 £734.890	£663,240 £726.531	£654,881 £718.173	£646,523 £709.814	£538,164 £701.456	£629,806 £693.097	£621,447 £684.739	£676.380	£5,439,656 £5,945,987	£5,372,788 £5.879.119	£5,305,920 £5,812,251	£5,239,052 £5,745,383	E5,172,184 E5,678,514	£5,105,316 £5,611,646	£5,038,447 £5,544,778	£4,971,579 £5,477,910	£4,904,711 £5,411.042	£1,625 £1.791	£1,70
	12	£5,000	380	40	£806,540	£798,181	£789,823	£781,464	£773,106	£764,747	£756,389	£748,030	£739,672	£6,452,318	£6,385,450	£6,318,581	£6,251,713	£6,184,845	£6,117,977	£6,051,109	£5,984,241	£5,917,373	£1,958	£2,040
	1	£2,250 £2,500	565 565	40	£57,030	£44,440	£31,851 £157.595	£19,261 £145.006	£6,671 £132.416		Negal	f94 647		£228,120	£177,761	£127,403	£77,044	£26,685		Nega	tive RLV		-£120	-£10
	3	£2,500 £2,750	565	40	£182,775 £310,497	£170,185 £297.907	£157,595 £285.318	£145,006 £272.728	£132,416 £260.139	£119,826 £247.549	£107,237 £234,959	£94,647 £222.370	£82,057 £209.780	£731,098 £1.241.988	£680,740 £1.191.630	£630,381 £1.141.271	£580,023 £1.090.913	£529,664 £1.040.554	£479,305	£428,947	£378,588 £889.478	£328,230 £839,120	£102 £328	£213
	4	£3,000	565	40	£425,014	£423,257	£410,667	£398,077	£385,488	£372,898	£360,308	£347,719	£335,129		£1,693,026	£1,642,667	£1,592,309	£1,541,950	£1,491,592	£1,441,233	£1,390,875	£1,340,516	£531	£642
	5	£3,250 £3,500	565 565	40 40	£530,661 £622.854	£518,384 £610.578	£506,107 £598.301	£493,830 £586.024	£481,554 £573,747	£469,277 £561,471	£457,000 £549.194	£444,723 £536.917	£432,447 £524.641	£2,122,642	£2,073,535	£2,024,428	£1,975,321	£1,926,214	£1,877,107	£1,828,000	£1,778,893	£1,729,786	£718	£829
0 Dwellings (30% AH)	7	£3,500 £3,750	565 565	40	£622,854 £715,048	£610,578 £702,772	£598,301 £690,495	£586,024 £678,218	£573,747 £665,941	£561,471 £653,665	£549,194 £641,388	£536,917 £629,111	£524,641 £616,834	£2,491,418 £2,860,194	£2,442,311 £2.811.087	£2,393,204 £2,761,980	£2,344,097 £2,712,873	£2,294,990 £2.663.766	£2,245,883 £2.614,659	£2,196,776 £2,565,552	£2,147,669 £2,516,445	£2,098,562 £2,467,338	£881 £1.044	£992
	8	£4,000	565	40	£807,242	£794,966	£782,689	£770,412	£758,135	£745,859	£733,582	£721,305	£709,028		£3,179,862	£3,130,755	£3,081,648	£3,032,542	£2,983,435	£2,934,328	£2,885,221	£2,836,114	£1,208	£1,131
	9	£4,250 £4,500	565	40	£934,732	£922,455	£910,178	£897,902	£885,625	£873,348	£861,071	£848,795	£836,518	£3,738,927	£3,689,820	£3,640,713	£3,591,606	£3,542,499	£3,493,392	£3,444,285	£3,395,178	£3,346,071	£1,433	£1,54
	10	£4,500 £4,750	565 565	40	£1,035,750 £1,136,767	£1,023,473 £1,124,491	£1,011,196 £1,112,214	£998,919 £1,099,937	£986,643 £1.087.660	£974,366 £1.075.384	£962,089 £1.063.107	£949,812 £1.050.830	£937,536 £1.038.553	£4,142,998 £4,547,070	£4,093,891 £4,497,963	£4,044,784 £4,448,856	£3,995,678 £4 399 749	£3,946,571 £4,350,642	£3,897,464 £4,301,535	£3,848,357 £4,252,428	£3,799,250 £4,203,321	£3,750,143 £4,154,214	£1,612 £1,791	£1,72
	12	£5,000	565	40	£1,237,785	£1,225,509	£1,213,232	£1,200,955	£1,188,678	£1,176,402	£1,164,125	£1,151,848	£1,139,571	£4,951,141	£4,902,034	£4,852,927	£4,803,820	£4,754,713	£4,705,606	£4,656,499	£4,607,392	£4,558,285	£1,970	£2,08
	1	£2,250	735	40	£17,850	£1,664				Negative RLV				£47,599	£4,438				Negative RLV				-£231	-£10
	2	£2,500 £2,750	735	40	£202,671 £390,595	£186,486 £374,409	£170,300 £358.224	£154,115 £342,038	£137,930 £325,853	£121,744 £309.668	£105,559	£89,373 £277.297	£73,188 £261.111	£540,456 £1,041,586	£497,295 £998.425	£454,134 £955,264	£410,973 £912,103	£367,812 £868,941	£324,651 £825,780	£281,490 £782,619	£238,329 £739,458	£195,168 £696.297	£21 £276	£14
	4	£3,000	735	40	£560,611	£544,842	£529,073	£513,304	£497,535	£481,766	£465,997	£450,228	£434,459	£1,494,963	£1,452,912	£1,410,862	£1,368,811	£1,326,761	£1,284,710	£1,242,660	£1,200,609	£1,158,558	£508	£63
	5	£3,250	735	40	£713,478	£697,709	£681,940	£666,171	£650,402	£634,633	£618,864	£603,095	£587,326	£1,902,607	£1,860,556	£1,818,506	£1,776,455	£1,734,405	£1,692,354	£1,650,303	£1,608,253	£1,566,202	£716	£84:
5 Dwellings (40% AH)	7	£3,500 £3,750	735	40 40	£830,928 £948,378	£815,159 £932,609	£799,390 £916.840	£783,621 £901,071	£767,852 £885,302	£752,083 £869 533	£736,314 £853.764	£720,545 £837,995	£704,776 £822,226	£2,215,808 £2,529,008	£2,173,757 £2,486,957	£2,131,706 £2,444,907	£2,089,656	£2,047,605 £2,360,806	£2,005,555 £2,318,755	£1,963,504 £2,276,705	£1,921,453 £2,234,654	£1,879,403 £2,192,603	£875 £1.035	£1,00
	8	£4,000	735	40	£1,065,828	£1,050,059	£1,034,290	£1,018,521	£1,002,752	£986,983	£971,214	£955,445	£939,676	£2,842,209	£2,800,158	£2,758,107	£2,402,856 £2,716,057	£2,674,006	£2,631,956	£2,589,905	£2,547,854	£2,505,804	£1,195	£1,3
	9	£4,250	735	40	£1,252,411	£1,236,642	£1,220,873	£1,205,104	£1,189,335	£1,173,566	£1,157,797	£1,142,028	£1,126,259	£3,339,763	£3,297,712	£3,255,661	£3,213,611	£3,171,560	£3,129,510	£3,087,459	£3,045,409	£3,003,358	£1,449	£1,57
	10	£4,500 £4,750	735 735	40 40	£1,387,144 £1,521,878	£1,371,375 £1,506,109	£1,355,606 £1.490.340	£1,339,837 £1,474,571	£1,324,068 £1,458,802	£1,308,299 £1,443,033	£1,292,531 £1,427,264	£1,276,762 £1,411,495	£1,260,993 £1,395,726	£3,699,052 £4,058,341	£3,657,001 £4,016,290	£3,614,950 £3,974,239	£3,572,900 £3,932,189	£3,530,849 £3,890,138	£3,488,799 £3,848,088	£3,446,748 £3,806,037	£3,404,697 £3,763,986	£3,362,647 £3,721,936	£1,632 £1.815	£1,76
	12	£5,000	735	40	£1,656,611	£1,640,842	£1,625,073	£1,609,304	£1,593,535	£1,577,766	£1,561,997	£1,546,228	£1,530,459	£4,417,629	£4,375,579	£4,333,528	£4,291,478	£4,249,427	£4,207,376	£4,165,326	£4,123,275	£4,081,225	£1,999	£2,12
	1	£2,250	1050	55		,	,		Negative RLV	,			ve RLV					Negative RLV					Nega <sup>t</sup>	ative RLV
	2	£2,500	1050	55 55	£153,387 £426.394	£130,265 £403,272	£107,143 £380,150	£84,021 £357.028	£60,899 £333,906	£37,777 £310.784	£14,655	F264 540	F241 418	£337,451	£286,583 £887,198	£235,714	£184,846	£133,977	£83,109	£32,240	Negat cset oer	ive RLV £531,119	-£70 £190	£38
	4	£3,000	1050	55	£676,494	£653,967	£631,440	£608,913	£586,386	£563,859	£541,332	£518,805	£496,278	£1,488,288	£1,438,728	£1,389,169	£1,339,609	£734,592 £1,290,049	£1,240,490	£1,190,930	£1,141,370	£1,091,811	£428	£298
	5	£3,250	1050	55	£890,722	£868,195	£845,668	£823,141	£800,614	£778,087	£755,559	£733,032	£710,505	£1,959,589	£1,910,029	£1,860,469	£1,810,910	£1,761,350	£1,711,790	£1,662,231	£1,612,671	£1,563,112	£632	£740
5 Dwellings (40% AH)	7	£3,500 £3,750	1050 1050	55 55	£1,061,530 £1,229,316	£1,039,003 £1.206.789	£1,016,476 £1.184.262	£993,949 £1.161.735	£971,422 £1.139.208	£948,895 £1.116.681	£926,368 £1.094.154	£903,841 £1.071.627	£881,313 £1.049.099	£2,335,367 £2,704,496	£2,285,807 £2,654,936	£2,236,247 £2,605,377	£2,186,688 £2,555,817	£2,137,128 £2,506,257	£2,087,568 £2,456,698	£2,038,009 £2,407,138	£1,988,449 £2,357,578	£1,938,890 £2,308,019	£795	£903
	8	£4,000	1050	55	£1,397,102	£1,374,575	£1,352,048	£1,329,521	£1,306,994	£1,284,467	£1,261,940	£1,239,413	£1,216,885	£3,073,625	£3,024,065	£2,974,506	£2,555,817 £2,924,946	£2,906,257 £2,875,386	£2,825,827	£2,776,267	£2,726,708	£2,677,148	£1,114	£1,06
	9	£4,250	1050	55	£1,641,856	£1,619,329	£1,596,802	£1,574,275	£1,551,747	£1,529,220	£1,506,693	£1,484,166	£1,461,639	£3,612,083	£3,562,523	£3,512,964	£3,463,404	£3,413,844	£3,364,285	£3,314,725	£3,265,166	£3,215,606	£1,347	£1,45
	10 11	£4,500 £4,750	1050 1050	55 55	£1,828,884 £2,015,912	£1,806,357 £1,993,385	£1,783,830 £1,970,857	£1,761,302 £1,948,330	£1,738,775 £1,925,803	£1,716,248 £1,903,276	£1,693,721 £1,880,749	£1,671,194 £1,858,222	£1,648,667 £1,835,695	£4,023,544 £4,435,006	£3,973,985 £4,385,446	£3,924,425 £4,335,886	£3,874,865 £4,286,327	£3,825,306 £4,236,767	£3,775,746 £4,187,208	£3,726,187 £4.137.648	£3,676,627 £4,088,088	£3,627,067 £4,038,529	£1,525	£1,63
	12	£5,000	1050	55	£2,202,940	£2,180,412	£2,157,885	£2,135,358	£2,112,831	£2,090,304	£2,067,777	£2,045,250	£2,022,723	£4,435,006 £4,846,467	£4,385,446 £4,796,907	£4,335,886 £4,747,348	£4,286,327 £4,697,788	£4,236,767 £4,648,229	£4,187,208 £4,598,669	£4,137,648 £4,549,109	£4,088,088 £4,499,550	£4,038,529 £4,449,990	£1,703 £1,882	£1,81 £1,99
	1	£2,250	2220	55					Negative RLV									Negative RLV					Nega	ative RLV
	2	£2,500	2220	55	£198,497 £722.068	£150,818 £675,704	£103,139 £629.340	£55,460 £582.977	£7,781 £536.613	£490,249	Nega 6443.886	FARS 801	£361.122	£218,347	£165,900	£113,453	£61,006	£8,559	£539,274	Nega £488.274	£449.681	£397.234	-£115 -£121	-£13
	4	£3,000	2220	55	£1,247,496	£1,201,133	£1,154,769	£1,108,405	£1,062,042	£1,015,678	£969,314	£922,951	£876,587	£1,372,246	£1,321,246	£1,270,246	£1,219,246	£1,168,246	£539,274 £1,117,246	£488,274 £1,066,246	£1,015,246	£397,234 £964,246	£357	£46i
	5	£3,250	2220	55	£1,728,780	£1,682,416	£1,636,052	£1,589,689	£1,543,325	£1,496,961	£1,450,598	£1,404,234	£1,357,870	£1,901,658	£1,850,658	£1,799,657	£1,748,657	£1,697,657	£1,646,657	£1,595,657	£1,544,657	£1,493,657	£S74	£67
Dwellings (40% AH)	6	£3,500 £3,750	2220 2220	55 55	£2,121,007 £2,498,760	£2,074,643 £2,452,396	£2,028,279 £2,406,032	£1,981,916 £2,359,669	£1,935,552 £2.313.305	£1,889,188 £2.266.941	£1,842,825 £2,220,578	£1,796,461 £2.174.214	£1,750,097 £2.127.850	£2,333,107	£2,282,107	£2,231,107	£2,180,107	£2,129,107	£2,078,107	£2,027,107	£1,976,107	£1,925,107	£751	£85
	8	£4,000	2220	55	£2,879,770	£2,833,406	£2,787,042	£2,740,678	£2,694,315	£2,647,951	£2,601,587	£2,555,224	£2,508,860	£2,748,636 £3.167.746	£2,697,636 £3.116.746	£2,646,636 £3,065,746	£2,595,636 £3.014.746	£2,544,636 £2,963,746	£2,493,635 £2,912,746	£2,442,635 £2.861.746	£2,391,635 £2,810,746	£2,340,635 £2,759,746	£921 £1.092	£1,0
		£4.250	2220	55	£3.445.488	£3,399,124	£3.352.761	£3,306,397	£3,260,033	£3,213,670	£3,167,306	£3,120,942	£3.074.579	£3,790,037	£3,739,037	£3.688.037	£3,637,037	£3,586,037	£3,535,037	£3,484,037	£3,433,036	£3,382,036	£1,347	£1,45
	9																							
	10 11	£4,500 £4,750	2220	55	£3,834,138 £4,222,788	£3,787,775 £4 176 425	£3,741,411 £4,130,061	£3,695,047	£3,648,683	£3,602,320 £3,990,970	£3,555,956 £3,944,606	£3,509,592 £3,898,243	£3,463,229 £3,851,879	£4,217,552 £4,645,067	£4,166,552 £4,594,067	£4,115,552 £4,543,067	£4,064,552 £4,492,067	£4,013,552 £4.441.067	£3,962,552 £4,390,067	£3,911,552 £4,339,067	£3,860,552 £4,288,067	£3,809,552 £4,237,067	£1,522 £1,697	£1,62

Negative RLV
RLV between zero and lower potential greenfield value (c£250,000/Ha)
RLV between lower and upper potential greenfield (c£250,000 - £500,000)
RLV at or above potential greenfield value (c£500,000/Ha)

			_	Net RLV:	£1,116,681
Residual L	and Value D	ata Sumn	nary & Results	NECKLY.	11,110,081
DEVELOPMENT TYPE	Residential				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,774				
TOTAL NUMBER OF UNITS	Total 25	Private 15	Affordable 10	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 28%	% Int 1 12%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE	0070	0,0	0.63 7	/-	
Affordable Housing Revenue Open Market Housing Revenue			£1,360,078 £3,937,500		
<u>Total Value of Scheme</u>			£5,297,578		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs Fees, Contingencies, Planning Costs etc			£2,025,978 £303,897		
Planning Application Costs Site Preparation / Survey Costs etc			£8,375 £112,500		
Sustainable Design & Construction Costs / Life	time Homes		£203,174		
<u>Total Build Costs</u>			£2,653,924		
Section 106 / CIL Costs			£156,250		
Marketing Costs & Legal Fees			£177,677		
Total s106 & Marketing Costs			£333,927		
<u>Finance on Build Costs</u>			£97,105		
TOTAL DEVELOPMENT COSTS			£3,084,956		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£787,500 £81,605		
Total Operating Profit			£869,105		
GROSS RESIDUAL LAND VALUE			£1,343,517		

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#### **FINANCE & ACQUISITION COSTS**

Arrangement Fee / Misc Fees (Surveyors etc)	£13,435
Agents Fees	£10,076
Legal Fees	£10,076
Stamp Duty	£53,741
Interest on Land Purchase	£139,507

Total Finance & Acquisition Costs £226,836

NET RESIDUAL LAND VALUE£1,116,681 (ignores finance & acquisitionRLV (£ per Ha)£1,786,689 costs if GRLV Negative)

				Net RLV:	£608,913
Residua	l Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT CITE (TOTAL2) CIA	4 774				
DEVELOPMENT SIZE (TOTAL m <sup>2</sup> ) - GIA	1,774 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	25	15	10	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 28%	% Int 1 12%	% Int 2 0%
SITE SIZE (HA)	0070	070	0.63	12/0	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£1,294,610		
Open Market Housing Revenue			£3,150,000		
Total Value of Scheme			£4,444,610		
RESIDENTIAL BUILDING, MARKETING & S10	s costs				
RESIDENTIAL BOILDING, MARKETING & STO	0 00313				
Build Costs			£2,025,978		
Fees, Contingencies, Planning Costs etc			£303,897		
Planning Application Costs			£8,375		
Site Preparation / Survey Costs etc			£112,500		
Sustainable Design & Construction Costs / Life	fetime Homes		£203,174		
Total Build Costs			£2,653,924		
Section 106 / CIL Costs			£103,750		
Marketing Costs & Legal Fees			£152,088		
Total s106 & Marketing Costs			£255,838		
Finance on Build Costs			£94,567		
Thidhee on Build Costs			154,507		
TOTAL DEVELOPMENT COSTS			£3,004,329		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£630,000		
Affordable Housing Profit			£630,000 £77,677		
			_,,,,,,		
Total Operating Profit			£707,677		
GROSS RESIDUAL LAND VALUE			£732,604		
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#### **FINANCE & ACQUISITION COSTS**

Arrangement Fee / Misc Fees (Surveyors etc)	£7,326
Agents Fees	£5,495
Legal Fees	£5,495
Stamp Duty	£29,304
Interest on Land Purchase	£76,072

Total Finance & Acquisition Costs £123,691

NET RESIDUAL LAND VALUE£608,913 (ignores finance & acquisitionRLV (£ per Ha)£974,261 costs if GRLV Negative)



# Appendix IIb Commercial Results Summaries

### Table 3: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 6.5% Yield

																								_
								F	Residual Land Value	(£)							Re	sidual Land Value (£	/Ha)				1 .	
Use Class / Type	Scheme Type	Value Level	Tota Floor Area (m²)	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	CIL Range (	
		L	2000	0.61	£808,508	£761,852	£715,196	£668,540	£621,884	£575,229	£528,573	£481,917	£435,261	£1.325.423	£1.248.938	£1.172.452	£1.095.967	£1.019.482	£942.998	£866.513	£790.028	£713.543	-£511	£8
Supermarket	Supermarket	M	2000	0.61	£1,353,710	£1,307,054	£1,260,398	£1,213,742	£1,167,087	£1,120,431	£1,073,775	£1,027,119	£980,464	£2.219.197	£2.142.711	£2.066.226	£1,989,741	£1.913.257	£1.836.772	£1.760.287	£1.683.802	£1.607.318	-£238	£280
		Н	2000	0.61	£1,898,912	£1,852,256	£1,805,601	£1,758,945	£1,712,289	£1,665,633	£1,618,977	£1,572,322	£1,525,666	£3,112,970	£3,036,485	£2,960,002	£2,883,516	£2,807,031	£2,730,546	£2,654,061	£2,577,577	£2,501,092	£34	£553
		L	2500	0.81	£1,692,337	£1,636,183	£1,580,028	£1,523,873	£1,467,718	£1,411,564	£1,355,409	£1,299,254	£1,243,099	£2,089,305	£2,019,979	£1,950,652	£1,881,325	£1,811,998	£1,742,672	£1,673,344	£1,604,017	£1,534,690	-£295	£256
A1-A5 Retail	Retail Warehouse	M	2500	0.81	£2,170,733	£2,115,602	£2,060,470	£2,005,339	£1,986,406	£1,930,252	£1,874,097	£1,817,942	£1,761,787	£2,679,917	£2,611,854	£2,543,790	£2,475,727	£2,452,353	£2,383,027	£2,313,700	£2,244,373	£2,175,046	-£104	£447
		н	2500	0.81	£2,679,969	£2,624,837	£2,569,706	£2,514,575	£2,459,443	£2,404,312	£2,349,180	£2,294,049	£2,238,918	£3,308,604	£3,240,540	£3,172,477	£3,104,414	£3,036,349	£2,968,286	£2,900,222	£2,832,159	£2,764,096	£100	£651
		L	300	0.05	£52,967	£45,901	£38,834	£31,768	£24,701	£17,635	£10,568	£3,502	Negative RLV	£1,059,340	£918,020	£776,680	£635,360	£494,020	£352,700	£211,360	£70,040		-£323	-£40
Convenience Store	Convenience Store	M	300	0.05	£108,967	£101,901	£94,834	£87,768	£80,701	£73,635	£66,568	£59,502	£52,435	£2,179,340	£2,038,020	£1,896,680	£1,755,360	£1,614,020	£1,472,700	£1,331,360	£1,190,040	£1,048,700	-£137	£147
		Н	300	0.05	£164,967	£157,900	£150,834	£143,767	£136,701	£129,634	£122,568	£115,502	£108,435	£3,299,340	£3,158,000	£3,016,680	£2,875,340	£2,734,020	£2,592,680	£2,451,360	£2,310,040	£2,168,700	£50	£333
L 7000 0.23								Negative RLV									Negative RLV					N/A		
B1a Offices	Town Centre	M	7000	0.23					Negative RLV									Negative RLV					N/A	N/A
		н	7000	0.23	£945,301	£780,416	£615,532	£450,647	£285,763 Negative RLV	£120,878		Negative RLV		£4,110,004	£3,393,113	£2,676,226	£1,959,335	£1,242,448	£525,557		Negative RLV		£36	
Bla Offices		L M	2500 2500	0.81 0.81					Negative RLV									Negative RLV					N/A N/A	N/A N/A
B1a Offices	Business Park / Edge of Town	H	2500	0.81	£557.713	£498.826	£439 939	£381.051	£322.164	£263.277	£204.389	£145 502	£86.615	£688 535	£615.835	£543 135	£470.433	Negative RLV £397 733		6252 332	£179 632	£106.932	-£749	-£198
		н	200	0.81	£557,713	1498,826	£439,939	1381,051	Negative RLV	£263,277	£2U4,389	£145,502	186,615	£688,535	£615,835	£543,135	£470,433	E397,733 Negative RLV	£325,033	£252,332	£179,632	£106,932	-£749 N/A	
B1.B2.B8 Industrial	Starter / Move-on Units	M	200	0.05					Negative RLV														N/A	N/A
		н н	200	0.05					Negative RLV									Negative RLV Negative RLV					N/A	
		-	2500	0.81					Negative RLV									Negative RLV					N/A	N/A
B1,B2,B9 Industrial	Larger Industrial Units /	M	2500	0.81					Negative RLV														N/A	N/A
	Industrial Estate	Н	2500	0.81	£136,261	£77,374	£18,486			Nega	tive RLV			£168.223	£95.523	£22.822			Negat				-£917	-£367
		L	4500	0.45					Negative RLV							,,,,,,		Negative RLV					N/A	N/A
	Town Centre	M	4500	0.45					Negative RLV														N/A	N/A
		н	4500	0.45					Negative RLV									Negative RLV					N/A	N/A
	Nursing Home or Similar -	L	5000	1.67					Negative RLV									Negative RLV					N/A	N/A
C2 Residential Institution	Rural	M	5000	1.67					Negative RLV														N/A	N/A
	NO S	Н	5000	1.67					Negative RLV									Negative RLV					N/A	N/A
	Nursing Home or Similar -	L	3000	0.25					Negative RLV														N/A	N/A
C2 Residential Institution	Urban	M	3000	0.25					Negative RLV									Negative RLV					N/A	N/A
		н	3000	0.25					Negative RLV									Negative RLV					N/A	N/A

Key: Necasible RLV RIV between zero and lower assumed PDL enhancement value (£1,300,00014a)
RIV between lower assumed PDL enhancement value (£1,300,00014b)
RIV between lower assumed PDL enha

D|S|P Housing and Development Consultants

### Table 4: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 7.5% Yield

									Residual Land Value	(e)							Par	idual Land Value (£,	/u-s)					
Use Class / Type	Scheme Type	Value Level	Tota Floor Area (m²)	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	CIL Range (	
		L	2000	0.61	£245,393	£198,738	£152,082	£105,426	£58,770	£12,115				£402.284	£325.800	£249.315	£172.830	£96,344	£19.861	£0	£0	£0	-£792	-£274
	Supermarket	M	2000	0.61	£717,146	£670,490	£623,834	£577,179	£530,523	£483,867	£437,211	£390,556	£343,900	£1.175.649	£1.099.164	£1.022.679	£946.195	£869.710	£793.225	£716.739	£640.256	£563,770	-£556	-£38
		Н	2000	0.61	£1,188,899	£1,142,243	£1,095,587	£1,048,931	£1,002,276	£955,620	£908,964	£862,308	£815,652	£1,949,015	£1,872,530	£1,796,044	£1,719,559	£1,643,075	£1,566,590	£1,490,105	£1,413,620	£1,337,134	-£321	£198
		L	2500	0.81	£1,117,112	£1,060,957	£1,060,957	£1,004,803	£957,534	£900,854	£844,173	£787,492	£730,811	£1,379,151	£1,309,823	£1,309,823	£1,240,498	£1,182,141	£1,112,165	£1,042,189	£972,212	£902,236	-£525	£26
A1-A5 Retail	Retail Warehouse	M	2500	0.81	£1,617,802	£1,561,647	£1,505,492	£1,449,338	£1,393,183	£1,337,028	£1,280,873	£1,224,719	£1,168,564	£1,997,286	£1,927,959	£1,858,632	£1,789,306	£1,719,979	£1,650,652	£1,581,325	£1,511,999	£1,442,672	+£325	£226
		н	2500	0.81	£2,081,656	£2,024,975	£1,968,294	£1,911,614	£1,854,933	£1,798,252	£1,741,571	£1,684,891	£1,628,210	£2,569,946	£2,499,969	£2,429,993	£2,360,017	£2,290,041	£2,220,064	£2,150,088	£2,080,112	£2,010,136	-£139	£411
		L	300	0.15	£3,973				Negat	tive RLV				£26,487				Negat	ive RLV				N/A	N/A
	Convenience Store	M	300	0.15	£52,435	£45,368	£38,302	£31,235	£24,169	£17,103	£10,036	£2,970	Negative RLV	£349,567	£302,453	£255,347	£208,233	£161,127	£114,020	£66,907	£19,800		-£1,325	-£475
		Н	300	0.15	£100,897	£93,831	£86,764	£79,698	£72,631	£65,565	£58,498	£51,432	£44,365	£672,647	£625,540	£578,427	£531,320	£484,207	£437,100	£389,987	£342,880	£295,767	-£1,164	-£314
		L	7000	0.23		Negative RLV														N/A	N/A			
B1a Offices	Town Centre	M	7000	0.23		Negative RLV				Negative RLV						N/A	N/A							
		н	7000	0.23		Negative RLV				Negative RLV														
		L	2500	0.81		Negative RLV													N/A	N/A				
B1a Offices	Business Park / Edge of Town	M	2500	0.81					Negative RLV														N/A	N/A
		Н	2500	0.81					Negative RLV					Negative RLV						N/A	N/A			
		L	200	0.05					Negative RLV									Negative RLV						N/A
B1,B2,B8 Industrial	Starter / Move-on Units	M	200	0.05					Negative RLV					Negative RLV						N/A	N/A			
		н	200	0.05					Negative RLV									Negative RLV					N/A	
	Larger Industrial Units /	L	2500	0.81					Negative RLV									Negative RLV					N/A	N/A
B1,B2,B9 Industrial	Industrial Estate	M	2500	0.81					Negative RLV									Negative RLV					N/A	N/A
		Н	2500	0.81					Negative RLV									Negative RLV					N/A	N/A
C1 Hotel	Town Centre	L	4500	0.45					Negative RLV Negative RLV									Negative RLV					N/A	N/A
C1 Hotel	Iown Centre	M	4500	0.45														Negative RLV					N/A	N/A
		H	4500			Negative RLV									Negative RLV					N/A	N/A			
C2 Residential Institution	Nursing Home or Similar -	L M	5000 5000	1.67					Negative RLV Negative RLV									Negative RLV					N/A N/A	N/A
C2 Residential Instituti	Rural																	Negative RLV						N/A
		Н	5000	1.67					Negative RLV Negative RLV									Negative RLV					N/A	N/A
C2 Residential Institution	Nursing Home or Similar -		3000	0.25					Negative RLV					Negative RLV						N/A N/A	N/A N/A			
CE Nesidential Instituti	Urban	M	3000	0.25					Negative RLV									Negative RLV					N/A N/A	
		Н	3000	0.25					MCSagae VEA														N/A	- N/A

Neastive RLV 2010 and loser seasured PDL enhancement value (cf.) 300,0001hb)
RLV between zero and loser seasured PDL enhancement value (cf.) 300,0001hb)
RLV of the power adjumed PDL enhancement value (cf.) 300,0001hb)
RLV of a place user assumed PDL enhancement value (cf.) 300,0001hb)
"maximum rance based on uscer and lower inous tand values

DISIP Housing and Development Consultants Appendix IIb

### Dixon Searle LLP

**Development Appraisal** 

Retail Warehouse (2,500sqm) - Medium Value

Report Date: 26 June 2012

4,823,402

#### Retail Warehouse (2,500sqm) - Medium Value

#### **Summary Appraisal for Phase 1**

#### REVENUE

**TOTAL COSTS** 

Rental Area Summary	Units	m²	Rate m²	Initial MRV/Unit
Retail (2,500sqm)	1	2,250.00	£200.00	£450,000
Investment Valuation Retail (2,500sqm) Market Rent (1yr Rent Free)	450,000	YP @ PV 1yr @	6.5000% 6.5000%	15.3846 0.9390
GROSS DEVELOPMENT VALUE Purchaser's Costs		5.80%	(377,031)	6,500,542
NET DEVELOPMENT VALUE		3.00 /6	(377,031)	6,123,510
NET REALISATION				6,123,510
OUTLAY				
ACQUISITION COSTS  Residualised Price (0.81 Ha £2,383,026.61 pHect) Stamp Duty Agent Fee Legal Fee Site Survey & Prep Costs	0.81 m²	1.00% 0.75% 100,000.00 pm²	1,930,252 96,513 19,303 14,477 81,000	2,141,544
CONSTRUCTION COSTS Construction	m²	Rate m²	Cost	
Retail (2,500sqm)	2,500.00	£586.00	1,465,000	1,465,000
Contingency CIL	2,500.00 m²	5.00% 125.00 pm²	73,250 312,500	205 750
Other Construction Site Works		20.00%	293,000	385,750 293,000
PROFESSIONAL FEES All Professional		10.00%	175,800	175,800
MARKETING & LETTING Letting Agent Fee Letting Legal Fee		11.00% 0.75%	49,500 3,375	52,875
Additional Costs Arrangement Fee		1.00%	19,303	19,303
MISCELLANEOUS FEES Planning / Insurances BREEAM FINANCE		2.00% 5.00%	29,300 73,250	102,550
Debit Rate 6.500% Credit Rate 0.500% (Nominal) Land Construction Total Finance Cost			137,998 49,582	187,581

### **DIXON SEARLE LLP**

## Retail Warehouse (2,500sqm) - Medium Value PROFIT

1,300,108

2,383,027

#### **Performance Measures**

Land Cost pHect

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
Gross Initial Yield%	6.92%
Net Initial Yield%	6.92%
IRR	47.33%
Rent Cover Profit Erosion (finance rate 6.500%)	2 yrs 11 mths 3 yrs 8 mths

### **DIXON SEARLE LLP**

Retail Warehouse (2,500sqm) - Medium Value

Net Rent Initial at Sale MRV 450,000 450,000

6,500,542

**DIXON SEARLE LLP** 

Retail Warehouse (2,500sqm) - Medium Value

### Dixon Searle LLP

**Development Appraisal** 

Supermarket (2,000sqm) - Medium Value £125 CIL

Report Date: 26 June 2012

5,342,400

Supermarket (2,000sqm) - Medium Value £125 CIL

#### **Summary Appraisal for Phase 1**

#### REVENUE

**TOTAL COSTS** 

Rental Area Summary	Units	m²	Rate m <sup>2</sup>	Initial MRV/Unit
Retail (2,500sqm)	1	1,800.00	£260.00	£468,000
Investment Valuation Retail (2,500sqm) Current Rent	468,000	YP @	6.5000%	15.3846
GROSS DEVELOPMENT VALUE Purchaser's Costs NET DEVELOPMENT VALUE		5.80%	(417,600)	7,200,000 <u>6,782,400</u>
NET REALISATION				6,782,400
				0,702,400
OUTLAY				
ACQUISITION COSTS  Residualised Price (0.61 Ha £1,836,771.98 pHect) Stamp Duty Agent Fee Legal Fee Site Survey & Prep Costs	0.61 m²	1.00% 1.00% 0.75% 100,000.00 pm²	1,120,431 11,204 11,204 8,403 61,000	1,212,243
CONSTRUCTION COSTS	2	Data 2	01	.,,
Construction Retail (2,500sqm)	<b>m²</b> 2,000.00	Rate m <sup>2</sup> £1,261.00	<b>Cost</b> 2,522,000	2,522,000
Contingency CIL	2,000.00 m²	5.00% 125.00 pm²	126,100 250,000	376,100
Other Construction Site Works		20.00%	504,400	504,400
PROFESSIONAL FEES All Professional		10.00%	302,640	302,640
MARKETING & LETTING Letting Agent Fee		11.00%	51,480	
Letting Legal Fee		0.75%	3,510	54,990
Additional Costs Arrangement Fee		1.00%	11,204	11,204
MISCELLANEOUS FEES Planning / Insurances BREEAM		2.00% 5.00%	50,440 126,100	176,540
FINANCE Debit Rate 6.500% Credit Rate 0.500% (Nominal) Land Construction Total Finance Cost			90,444 91,839	182,283

### **DIXON SEARLE LLP**

Supermarket (2,000sqm) - Medium Value £125 CIL PROFIT

1,440,000

1,836,772

#### **Performance Measures**

Land Cost pHect

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	8.76%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
Gross Initial Yield%	6.50%
Net Initial Yield%	6.50%
IRR	52.59%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

**DIXON SEARLE LLP** 

Supermarket (2,000sqm) - Medium Value £125 CIL

 Net Rent at Sale
 Initial MRV

 468,000
 468,000

7,200,000

**DIXON SEARLE LLP** 

Supermarket (2,000sqm) - Medium Value £125 CIL

### Dixon Searle LLP

**Development Appraisal** 

Convenience Store (300sqm) - Medium Value

Report Date: 26 June 2012

124,615

#### Convenience Store (300sqm) - Medium Value

#### **Summary Appraisal for Phase 1**

#### REVENUE

Rental Area Summary	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail (300sqm)	1	270.00	£150.00	£40,500	40,500
Investment Valuation Retail (300sqm) Current Rent	40,500	YP @	6.5000%	15.3846	623,077
GROSS DEVELOPMENT VALUE		5.000/	(00.400)	623,077	
Purchaser's Costs NET DEVELOPMENT VALUE		5.80%	(36,138)	<u>586,938</u>	
NET REALISATION				586,938	
OUTLAY					
ACQUISITION COSTS  Residualised Price (0.05 Ha £1,896,682.54 pHect) Agent Fee Legal Fee Site Survey & Prep Costs	0.05 m²	1.00% 0.75% 100,000.00 pm²	94,834 948 711 5,000	101,494	
CONSTRUCTION COSTS Construction	m²	Rate m²	Cost	,	
Retail (300sqm)	300.00	£763.00	228,900	228,900	
Contingency CIL	300.00 m²	5.00% 50.00 pm²	11,445 15,000	26,445	
Other Construction Site Works		20.00%	45,780	45,780	
PROFESSIONAL FEES All Professional		10.00%	27,468	27,468	
MARKETING & LETTING Letting Agent Fee		10.00%	4,050	_,,,,,,	
Letting Legal Fee		0.75%	304	4 254	
Additional Coats				4,354	
Additional Costs Arrangement Fee		1.00%	948	948	
MISCELLANEOUS FEES Planning / Insurances BREEAM		2.00% 5.00%	4,578 11,445		
FINANCE Debit Rate 6.500% Credit Rate 0.500% (Nominal) Land Construction Total Finance Cost		3.5070	5,908 5,004	16,023	
TOTAL COSTS				462,323	
PROFIT				124 615	

### **DIXON SEARLE LLP**

#### Convenience Store (300sqm) - Medium Value

#### **Performance Measures**

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	8.76%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
Gross Initial Yield%	6.50%
Net Initial Yield%	6.50%
IRR	73.35%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths
	o y.c o
Land Cost pHect	1,896,683

**DIXON SEARLE LLP** 

Convenience Store (300sqm) - Medium Value

Initial MRV 40,500

**DIXON SEARLE LLP** 

Convenience Store (300sqm) - Medium Value

### Dixon Searle LLP

**Development Appraisal** 

Report Date: 26 June 2012

#### **Summary Appraisal for Phase 1**

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ĸ	_	v	-	N	-

Rental Area Summary	Huita	2	Data m²	Initial
Hotel	<b>Units</b> 160	<b>m²</b> 4,032.00	Rate m <sup>2</sup> £12.33	MRV/Unit £4,500
Investment Valuation Hotel				
Current Rent	720,000	YP @	6.5000%	15.3846
GROSS DEVELOPMENT VALUE Purchaser's Costs		5.80%	(642,462)	11,076,923
NET DEVELOPMENT VALUE		3.00 /6	(042,402)	10,434,462
NET REALISATION				10,434,462
OUTLAY				
ACQUISITION COSTS Residualised Price Site Survey & Prep Costs	0.45 m²	100,000.00 pm²	(1,930,331) 45,000	(1,885,331)
CONSTRUCTION COSTS Construction	m²	Rate m²	Cost	(1,000,001)
Hotel	4,480.00	£1,508.00	6,755,840	6,755,840
Contingency		5.00%	337,792	337,792
Other Construction Site Works		20.00%	1,351,168	1,351,168
PROFESSIONAL FEES All Professional		10.00%	810,701	810,701
MARKETING & LETTING Letting Agent Fee		10.00%	72,000	010,701
Letting Legal Fee		0.75%	5,400	77,400
Additional Costs Arrangement Fee		1.00%	19,303	19,303
MISCELLANEOUS FEES				19,000
Planning / Insurances BREEAM		2.00% 5.00%	135,117 337,792	
FINANCE Debit Rate 6.500% Credit Rate 0.500% (Nominal)			(404.000)	472,909
Land Construction Total Finance Cost			(164,393) 443,688	279,295
TOTAL COSTS				8,219,077
PROFIT				0.045.00
D. (				2,215,384
Performance Measures Profit on Cost% Profit on GDV%		26.95% 20.00%		

APPRAISAL SUMMARY		DIXON SEARLE LLP
Profit on NDV%	21.23%	
Development Yield% (on Rent)	8.76%	
Equivalent Yield% (Nominal)	6.50%	
Equivalent Yield% (True)	6.77%	
Gross Initial Yield%	6.50%	
Net Initial Yield%	6.50%	
IRR	N/A	
Rent Cover	3 yrs 1 mth	
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths	

(4,289,624)

Land Cost pHect

 Net Rent at Sale
 Initial MRV

 720,000
 720,000

11,076,923



Appendix III

Market Values & Assumptions
Research

# DSP Housing & Development Consultants

# Appendix III

Market, Values and Assumptions Research
Community Infrastructure Levy
Viability Assessment

Dixon Searle LLP
The Well House
28D Headley Road
Grayshott
Hindhead
GU26 6LD

www.dixonsearle.co.uk

#### **Appendix III contents**

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EGi property resource extracts (map, more on house price trends, commercial property availability and deals examples)	Follows above

#### Overall market review - May 2012

(Property advertised for sale / including sold subject to contract)

#### Sevenoaks District Council – Summary Data (April/May 2012)

Aver	age Asking I	Prices Analy	sis - Flats ar	nd Houses		
California	1 Bed	2 Bed	2 Bed	3 Bed	4 Bed	All
Settlement	Flats	Flats	House	House	House	Properties
Leigh (SV)	-	-	-	-	£749,167	£749,167
Sevenoaks (Kippington)	-	£364,975	£301,974	£452,075	£904,583	£607,258
Otford (LSC)	-	£262,500	£338,332	£490,869	£700,000	£534,184
Brasted (SV)	-	-	£282,475	£474,983	£1,150,000	£523,317
Sevenoaks (Chipstead &						
Bessels Gn)	-	-	£272,500	£405,817	£646,243	£483,047
Sevenoaks Weald (SV)	-	£165,000	-	£399,995	£622,500	£452,499
Knockholt Pound (SV)	-	-	£295,990	£481,650	£712,500	£434,990
Hartley (SV)	-	-	-	£326,247	£503,843	£415,045
Eynsford (SV)	£150,000	£165,000	£289,999	£344,999	£618,571	£395,750
Shoreham (SV)	-	-	£307,488	£338,317	£597,475	£382,206
Sevenoaks (Town & St John's)	£177,299	£277,250	£387,440	£477,913	£689,992	£362,984
Crockenhill (SV)	-	-	£210,000	£209,998	£587,500	£360,999
Sevenoaks (Dunton Gn &						
Riverhead)	£168,950	£234,133	£248,828	£343,973	£543,932	£356,284
Seal (SV)	£115,000	£188,500	£241,250	£308,300	£587,970	£354,783
Kemsing (SV)	-	-	£229,975	£338,559	£467,661	£352,354
Halstead (SV)	-	-	£222,475	£499,950	£404,975	£350,970
Sevenoaks (Northern)	£145,000	£179,165	£216,475	£310,820	£526,355	£348,518
Westerham (LSC)	£150,000	-	£279,428	£303,700	£524,158	£335,386
Farningham (SV)	£170,000	£190,000	£259,998	£310,000	£565,000	£335,357
Sevenoaks (Eastern)	£177,331	£311,939	£250,640	£331,250	£642,056	£330,523
Sundridge (SV)	-	-	£243,725	£338,300	£350,000	£308,725
West Kingsdown (SV)	£90,000	-	£165,000	£234,495	£393,888	£308,498
Horton Kirby (SV)	-	£237,500	£300,000	£229,988	£406,000	£278,550
Hextable (SV)	-	£148,498	£190,000	£247,971	£307,661	£244,300
Edenbridge (RSC)	£173,137	£191,692	£205,382	£237,245	£426,660	£239,941
New Ash Green (LSC)	£115,000	£136,749	£151,463	£191,858	£260,345	£200,948
Swanley (ST)	£104,168	£151,500	£154,999	£216,379	£316,420	£187,180
South Darenth (SV)	£109,050	£151,535	£174,998	£197,149	£237,500	£154,978
Overall	£140,836	£217,602	£244,435	£300,688	£517,139	£318,840

Average Asking Price Analysis - Flats and Houses						
1 Bed Flat	-	£140,836				
2 Bed Flat	-	£217,602				
	Terraced	£235,337				
2 Bed House	Semi-Detached	£271,620				
	Detached	£322,158				
	Terraced	£243,176				
3 Bed House	Semi-Detached	£294,305				
	Detached	£433,773				
	Terraced	£343,658				
4 Bed House	Semi-Detached	£405,213				
	Detached	£579,559				

Average Asking	g Prices Anal	Average Asking Prices Analysis - Bungalows								
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties						
Knockholt Pound (SV)	-	£695,000	1	£695,000						
Eynsford (SV)	-	£487,500	-	£487,500						
Farningham (SV)	£269,995	£695,000	£487,500	£484,999						
Kemsing (SV)	-	£455,833	£550,000	£479,375						
Sevenoaks (Chipstead & Bessels										
Gn)	-	£470,990	-	£470,990						
Otford (LSC)	-	£463,333	-	£463,333						
Sundridge (SV)	£425,000	-	-	£425,000						
Sevenoaks Weald (SV)	£375,000	£444,975	-	£421,650						
Sevenoaks (Town & St John's)	£415,000	-	-	£415,000						
Halstead (SV)	£395,000	-	-	£395,000						
Hartley (SV)	£301,916	£397,798	£457,000	£362,653						
Edenbridge (RSC)	£256,650	£361,990	£540,000	£346,656						
West Kingsdown (SV)	£257,499	£306,250	£343,119	£311,247						
Crockenhill (SV)	-	£289,995	ı	£289,995						
Seal (SV)	£245,000	£325,000	-	£285,000						
Sevenoaks (Eastern)	£255,000	£312,475	ı	£277,990						
Swanley (ST)	£219,998	£249,982	£499,995	£272,848						
South Darenth (SV)	£240,000	£300,000	£220,000	£265,000						
Hextable (SV)	£265,000	£249,982	-	£253,736						
Horton Kirby (SV)	£237,500	£229,950	-	£233,725						
New Ash Green (LSC)	£175,748	-	-	£175,748						
Overall	£273,392	£378,878	£402,747	£346,928						

Average Asking Price Analysis - Bungalows					
2 Bed Bungalow	ı	£273,392			
3 Bed Bungalow	1	£378,878			
4 Bed Bungalow	-	£402,747			

#### Individual settlements data -

#### Sevenoaks (Eastern Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£795,000	£804,863
Semi-Detached	n/a	£269,975	£296,385	£424,982
Terraced	n/a	£245,806	£302,475	-
Flats	£177,331	£311,939	n/a	n/a
Bungalows	n/a	£255,000	£312,475	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£177,331	£125,000	£154,999	£182,475	£187,488	£248,750
2-Bed Flats	£311,939	£155,000	£217,500	£249,950	£265,000	£875,000
2-Bed Houses	£250,640	£210,000	£219,375	£235,000	£282,250	£329,950
3-Bed Houses	£331,250	£249,950	£269,950	£289,950	£335,000	£795,000
4-Bed Houses	£642,056	£339,950	£419,973	£495,000	£712,250	£1,395,000
2-Bed Bungalows	£255,000	£245,000	£245,000	£245,000	£260,000	£275,000
3-Bed Bungalows	£312,475	£249,950	£281,213	£312,475	£343,738	£375,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

#### **Sevenoaks (Kippington Ward)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£338,975	£671,667	£932,727
Semi-Detached	n/a	£249,995	£440,000	£595,000
Terraced	n/a	£279,950	£348,317	-
Flats	-	£364,975	n/a	n/a
Bungalows	n/a	-	-	-

	Overall		1st			
	Average	Minimum	Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£364,975	£179,950	£272,463	£364,975	£457,488	£550,000
2-Bed Houses	£301,974	£249,995	£272,461	£281,450	£310,963	£395,000
3-Bed Houses	£452,075	£289,950	£358,750	£375,000	£542,500	£795,000
4-Bed Houses	£904,583	£450,000	£810,000	£925,000	£1,021,250	£1,375,000
2-Bed Bungalows	-	£0	1	-	1	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

#### **Sevenoaks (Northern Ward)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£322,500	£624,983
Semi-Detached	n/a	£219,975	£360,817	£495,707
Terraced	n/a	£214,725	£229,986	£445,000
Flats	£145,000	£179,165	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£145,000	£145,000	£145,000	£145,000	£145,000	£145,000
2-Bed Flats	£179,165	£170,000	£176,250	£182,500	£183,748	£184,995
2-Bed Houses	£216,475	£184,500	£186,200	£214,725	£247,338	£250,000
3-Bed Houses	£310,820	£195,000	£247,463	£257,500	£400,000	£465,000
4-Bed Houses	£526,355	£325,000	£397,475	£550,000	£650,000	£750,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

# Sevenoaks (Town & St John's Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£420,000	£537,500	£763,333
Semi-Detached	n/a	-	£490,707	£575,000
Terraced	n/a	£383,822	£408,333	£699,950
Flats	£177,299	£277,250	n/a	n/a
Bungalows	n/a	£415,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£177,299	£129,950	£149,973	£155,000	£179,973	£310,000
2-Bed Flats	£277,250	£150,000	£175,000	£222,500	£301,250	£675,000
2-Bed Houses	£387,440	£275,000	£342,463	£374,975	£397,375	£625,000
3-Bed Houses	£477,913	£235,000	£418,738	£502,500	£538,750	£620,000
4-Bed Houses	£689,992	£550,000	£616,250	£670,000	£693,713	£950,000
2-Bed Bungalows	£415,000	£410,000	£412,500	£415,000	£417,500	£420,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

# Sevenoaks (Dunton Green & Riverhead Ward)

(62 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£250,000	£275,000	£684,500
Semi-Detached	n/a	£262,500	£311,250	£398,333
Terraced	n/a	£246,635	£363,960	£382,450
Flats	£168,950	£234,133	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£168,950	£139,950	£159,950	£179,950	£183,450	£186,950
2-Bed Flats	£234,133	£182,500	£215,000	£249,950	£249,950	£264,950
2-Bed Houses	£248,828	£180,000	£223,000	£250,000	£275,000	£319,950
3-Bed Houses	£343,973	£275,000	£307,475	£354,950	£367,475	£460,000
4-Bed Houses	£543,932	£319,950	£394,950	£425,000	£712,500	£995,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

#### Sevenoaks (Chipstead & Bessels Green)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£650,000	£646,243
Semi-Detached	n/a	-	£399,950	-
Terraced	n/a	£272,500	£346,238	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£470,990	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£272,500	£225,000	£258,750	£282,500	£296,250	£300,000
3-Bed Houses	£405,817	£299,950	£331,250	£374,975	£407,488	£650,000
4-Bed Houses	£646,243	£425,000	£571,238	£680,000	£720,000	£799,995
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£470,990	£425,000	£439,950	£465,000	£475,000	£550,000
4-Bed Bungalows	-	£0	-	-	-	£0

# **Swanley (Secondary Town)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£276,868	£377,847
Semi-Detached	n/a	£175,000	£217,814	£265,989
Terraced	n/a	£153,666	£176,727	£227,500
Flats	£104,168	£151,500	n/a	n/a
Bungalows	n/a	£219,998	£249,982	£499,995

	Overall	Minimum	1st	Median	3rd	Maximum
	Average	IVIIIIIIIIIIIII	Quartile	Median	Quartile	IVIdXIIIIUIII
1-Bed Flats	£104,168	£80,000	£92,000	£100,000	£110,000	£150,000
2-Bed Flats	£151,500	£130,000	£141,250	£153,500	£163,750	£169,000
2-Bed Houses	£154,999	£110,000	£149,999	£155,000	£170,000	£179,995
3-Bed Houses	£216,379	£155,000	£179,998	£219,500	£239,995	£300,000
4-Bed Houses	£316,420	£205,000	£257,499	£299,998	£361,213	£499,995
2-Bed Bungalows	£219,998	£209,995	£209,998	£210,000	£225,000	£240,000
3-Bed Bungalows	£249,982	£210,000	£229,998	£249,995	£269,973	£289,950
4-Bed Bungalows	£499,995	£499,995	£499,995	£499,995	£499,995	£499,995

April/May 2012, www.rightmove.co.uk

# **Edenbridge (Rural Service Centre)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£249,995	£347,475	£477,000
Semi-Detached	n/a	£241,950	£289,350	-
Terraced	n/a	£193,511	£217,750	£325,980
Flats	£173,137	£191,692	n/a	n/a
Bungalows	n/a	£256,650	£361,990	£540,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£173,137	£99,950	£117,475	£125,000	£148,725	£950,000
2-Bed Flats	£191,692	£137,200	£179,963	£189,975	£198,750	£255,950
2-Bed Houses	£205,382	£159,950	£189,950	£199,950	£219,950	£285,950
3-Bed Houses	£237,245	£154,950	£183,738	£246,250	£271,249	£395,000
4-Bed Houses	£426,660	£249,950	£355,000	£435,000	£467,500	£735,000
2-Bed Bungalows	£256,650	£229,950	£237,475	£245,000	£270,000	£295,000
3-Bed Bungalows	£361,990	£199,950	£270,000	£325,000	£475,000	£540,000
4-Bed Bungalows	£540,000	£540,000	£540,000	£540,000	£540,000	£540,000

# **New Ash Green (Local Service Centre)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£264,598	£287,841
Semi-Detached	n/a	ı	£193,750	£269,982
Terraced	n/a	£151,463	£177,158	£205,000
Flats	£115,000	£136,749	n/a	n/a
Bungalows	n/a	£175,748	-	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£115,000	£115,000	£115,000	£115,000	£115,000	£115,000
2-Bed Flats	£136,749	£135,000	£135,000	£136,000	£137,749	£139,995
2-Bed Houses	£151,463	£149,950	£149,950	£149,975	£151,488	£155,950
3-Bed Houses	£191,858	£150,000	£166,863	£179,975	£202,463	£379,995
4-Bed Houses	£260,345	£195,000	£216,238	£264,975	£299,984	£319,995
2-Bed Bungalows	£175,748	£169,995	£169,999	£172,498	£178,246	£188,000
3-Bed Bungalows	-	£0	-	1	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

#### **Otford (Local Service Centre)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£652,375	£766,667
Semi-Detached	n/a	-	£336,421	£400,000
Terraced	n/a	£338,332	£279,950	-
Flats	-	£262,500	n/a	n/a
Bungalows	n/a	-	£463,333	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£262,500	£175,000	£218,750	£262,500	£306,250	£350,000
2-Bed Houses	£338,332	£255,000	£267,498	£279,995	£379,998	£480,000
3-Bed Houses	£490,869	£279,950	£316,250	£450,000	£646,250	£875,000
4-Bed Houses	£700,000	£365,000	£532,500	£630,000	£725,000	£1,300,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£463,333	£410,000	£437,500	£465,000	£490,000	£515,000
4-Bed Bungalows	-	£0	-	-	-	£0

# **Westerham (Local Service Centre)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£335,000	-	£571,238
Semi-Detached	n/a	£294,950	£292,400	£499,995
Terraced	n/a	£264,992	£312,174	£360,000
Flats	£150,000	1	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£279,428	£165,000	£259,950	£289,950	£325,000	£335,000
3-Bed Houses	£303,700	£230,000	£249,963	£292,250	£329,963	£475,000
4-Bed Houses	£524,158	£360,000	£469,999	£537,498	£593,713	£650,000
2-Bed Bungalows	1	£0	-	-	ı	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

#### **Brasted (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£474,983	£1,150,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	£282,475	1	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£282,475	£275,000	£278,738	£282,475	£286,213	£289,950
3-Bed Houses	£474,983	£389,950	£419,975	£450,000	£517,500	£585,000
4-Bed Houses	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000
2-Bed Bungalows	1	£0	-	-	1	£0
3-Bed Bungalows	ı	£0	-	-	1	£0
4-Bed Bungalows	-	£0	-	-	-	£0

# **Crockenhill (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£587,500
Semi-Detached	n/a	-	£170,000	1
Terraced	n/a	£210,000	£249,995	1
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£289,995	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	1	-	£0
2-Bed Flats	-	£0	-	1	-	£0
2-Bed Houses	£210,000	£210,000	£210,000	£210,000	£210,000	£210,000
3-Bed Houses	£209,998	£170,000	£189,999	£209,998	£229,996	£249,995
4-Bed Houses	£587,500	£500,000	£543,750	£587,500	£631,250	£675,000
2-Bed Bungalows	ı	£0	ı	ı	ı	£0
3-Bed Bungalows	£289,995	£289,995	£289,995	£289,995	£289,995	£289,995
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

# **Eynsford (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£445,000	£646,667
Semi-Detached	n/a	£359,998	£375,000	£450,000
Terraced	n/a	£255,000	£279,998	-
Flats	£150,000	£165,000	n/a	n/a
Bungalows	n/a	-	£487,500	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£150,000	£145,000	£147,500	£150,000	£152,500	£155,000
2-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Houses	£289,999	£210,000	£252,500	£280,000	£315,000	£399,995
3-Bed Houses	£344,999	£269,995	£284,999	£332,500	£392,500	£445,000
4-Bed Houses	£618,571	£420,000	£475,000	£610,000	£725,000	£900,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£487,500	£475,000	£481,250	£487,500	£493,750	£500,000
4-Bed Bungalows	-	£0	-	-	-	£0

# Farningham (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£382,500	£572,500
Semi-Detached	n/a	ı	£260,000	-
Terraced	n/a	£259,998	£278,333	£550,000
Flats	£170,000	£190,000	n/a	n/a
Bungalows	n/a	£269,995	£695,000	£487,500

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000
2-Bed Flats	£190,000	£190,000	£190,000	£190,000	£190,000	£190,000
2-Bed Houses	£259,998	£249,995	£252,498	£255,000	£265,000	£275,000
3-Bed Houses	£310,000	£260,000	£271,250	£282,500	£331,250	£420,000
4-Bed Houses	£565,000	£350,000	£450,000	£550,000	£672,500	£795,000
2-Bed Bungalows	£269,995	£269,995	£269,995	£269,995	£269,995	£269,995
3-Bed Bungalows	£695,000	£695,000	£695,000	£695,000	£695,000	£695,000
4-Bed Bungalows	£487,500	£475,000	£481,250	£487,500	£493,750	£500,000

April/May 2012, www.rightmove.co.uk

#### Halstead (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£499,950	£550,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	£222,475	-	£259,950
Flats	-	-	n/a	n/a
Bungalows	n/a	£395,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	1	1	1	£0
2-Bed Houses	£222,475	£215,000	£218,738	£222,475	£226,213	£229,950
3-Bed Houses	£499,950	£499,950	£499,950	£499,950	£499,950	£499,950
4-Bed Houses	£404,975	£259,950	£332,463	£404,975	£477,488	£550,000
2-Bed Bungalows	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

# **Hartley (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£456,429	£503,843
Semi-Detached	n/a	-	£282,488	-
Terraced	n/a	-	£179,000	-
Flats	1	-	n/a	n/a
Bungalows	n/a	£301,916	£397,798	£457,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
	Average	IVIIIIIIIIIIIII	Qualtile	Median	Quartile	IVIAXIIIIUIII
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	1	£0	ı	1	1	£0
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	£326,247	£140,000	£223,750	£297,500	£387,500	£635,000
4-Bed Houses	£503,843	£370,000	£436,250	£510,000	£566,000	£659,995
2-Bed Bungalows	£301,916	£239,995	£281,125	£306,250	£325,000	£355,000
3-Bed Bungalows	£397,798	£339,000	£370,000	£379,995	£449,995	£450,000
4-Bed Bungalows	£457,000	£449,000	£453,000	£457,000	£461,000	£465,000

April/May 2012, www.rightmove.co.uk

# **Hextable (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£349,983	£332,790
Semi-Detached	n/a	£202,500	£249,226	£276,250
Terraced	n/a	£181,667	£201,921	1
Flats	-	£148,498	n/a	n/a
Bungalows	n/a	£265,000	£249,982	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£148,498	£120,000	£142,496	£149,998	£155,999	£173,995
2-Bed Houses	£190,000	£150,000	£185,000	£200,000	£205,000	£210,000
3-Bed Houses	£247,971	£170,000	£200,000	£244,950	£270,000	£425,000
4-Bed Houses	£307,661	£250,000	£270,000	£315,000	£325,000	£369,000
2-Bed Bungalows	£265,000	£265,000	£265,000	£265,000	£265,000	£265,000
3-Bed Bungalows	£249,982	£204,950	£237,473	£269,995	£272,498	£275,000
4-Bed Bungalows	-	£0	-	-	-	£0

# **Horton Kirby (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£500,000
Semi-Detached	n/a	£300,000	£227,475	-
Terraced	n/a	-	£232,500	£312,000
Flats	-	£237,500	n/a	n/a
Bungalows	n/a	£237,500	£229,950	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	1	-	-	£0
2-Bed Flats	£237,500	£225,000	£231,250	£237,500	£243,750	£250,000
2-Bed Houses	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000
3-Bed Houses	£229,988	£219,950	£219,988	£227,500	£237,500	£245,000
4-Bed Houses	£406,000	£312,000	£359,000	£406,000	£453,000	£500,000
2-Bed Bungalows	£237,500	£237,500	£237,500	£237,500	£237,500	£237,500
3-Bed Bungalows	£229,950	£229,950	£229,950	£229,950	£229,950	£229,950
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

# **Kemsing (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£416,863	£518,332
Semi-Detached	n/a	£290,000	£303,945	£442,325
Terraced	n/a	£217,970	£256,667	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£455,833	£550,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	1	-	£0
2-Bed Houses	£229,975	£190,000	£217,450	£227,450	£229,988	£290,000
3-Bed Houses	£338,559	£200,000	£285,000	£299,725	£353,750	£525,000
4-Bed Houses	£467,661	£349,000	£399,995	£469,950	£495,000	£725,000
2-Bed Bungalows	1	£0	-	-	ı	£0
3-Bed Bungalows	£455,833	£400,000	£412,500	£425,000	£483,750	£542,500
4-Bed Bungalows	£550,000	£550,000	£550,000	£550,000	£550,000	£550,000

# **Knockholt Pound (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£424,975	£712,500
Semi-Detached	n/a	£335,000	£595,000	-
Terraced	n/a	£286,238	1	-
Flats	ı	1	n/a	n/a
Bungalows	n/a	-	£695,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£295,990	£250,000	£285,000	£295,000	£314,950	£335,000
3-Bed Houses	£481,650	£399,950	£424,975	£450,000	£522,500	£595,000
4-Bed Houses	£712,500	£600,000	£656,250	£712,500	£768,750	£825,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£695,000	£695,000	£695,000	£695,000	£695,000	£695,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

#### Leigh (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£749,167
Semi-Detached	n/a	-	1	-
Terraced	n/a	1	1	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	ı	£0	-	-	-	£0
2-Bed Flats	1	£0	-	-	-	£0
2-Bed Houses	ı	£0	ı	ı	ı	£0
3-Bed Houses	ı	£0	-	-	-	£0
4-Bed Houses	£749,167	£627,500	£648,750	£670,000	£810,000	£950,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

#### **Seal (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£587,970
Semi-Detached	n/a	£350,000	£395,000	ı
Terraced	n/a	£205,000	£264,950	1
Flats	£115,000	£188,500	n/a	n/a
Bungalows	n/a	£245,000	£325,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
	Average	IVIIIIIIIIIIIII	Quartic	Wicalan	Quartic	IVIAAIIIIAIII
1-Bed Flats	£115,000	£115,000	£115,000	£115,000	£115,000	£115,000
2-Bed Flats	£188,500	£162,000	£175,250	£188,500	£201,750	£215,000
2-Bed Houses	£241,250	£175,000	£197,500	£220,000	£263,750	£350,000
3-Bed Houses	£308,300	£249,950	£264,950	£279,950	£337,475	£395,000
4-Bed Houses	£587,970	£545,000	£549,950	£569,950	£599,950	£675,000
2-Bed Bungalows	£245,000	£245,000	£245,000	£245,000	£245,000	£245,000
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

#### **Sevenoaks Weald**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£622,500
Semi-Detached	n/a	-	£399,995	1
Terraced	n/a	-	1	1
Flats	1	£165,000	n/a	n/a
Bungalows	n/a	£375,000	£444,975	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	£399,995	£399,995	£399,995	£399,995	£399,995	£399,995
4-Bed Houses	£622,500	£595,000	£608,750	£622,500	£636,250	£650,000
2-Bed Bungalows	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
3-Bed Bungalows	£444,975	£410,000	£427,488	£444,975	£462,463	£479,950
4-Bed Bungalows	-	£0	-	-	-	£0

# **Shoreham (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	-
Semi-Detached	n/a	£330,000	1	£695,000
Terraced	n/a	£299,983	£338,317	£499,950
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
	Average	IVIIIIIIIIIIIII	Qualtile	ivieulali	Qualtile	IVIAXIIIIUIII
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	1	£0	-	-	-	£0
2-Bed Houses	£307,488	£249,950	£287,488	£315,000	£335,000	£350,000
3-Bed Houses	£338,317	£289,950	£317,475	£345,000	£362,500	£380,000
4-Bed Houses	£597,475	£499,950	£548,713	£597,475	£646,238	£695,000
2-Bed Bungalows	ı	£0	ı	ı	ı	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

# **South Darenth (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£240,000
Semi-Detached	n/a	-	£230,000	£235,000
Terraced	n/a	£174,998	£180,724	-
Flats	£109,050	£151,535	n/a	n/a
Bungalows	n/a	£240,000	£300,000	£220,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
4.00 1.01	·					
1-Bed Flats	£109,050	£60,000	£105,000	£115,000	£119,000	£135,000
2-Bed Flats	£151,535	£119,000	£140,000	£160,000	£165,000	£172,500
2-Bed Houses	£174,998	£160,000	£167,499	£174,998	£182,496	£189,995
3-Bed Houses	£197,149	£170,000	£174,711	£189,973	£207,488	£250,000
4-Bed Houses	£237,500	£235,000	£236,250	£237,500	£238,750	£240,000
2-Bed Bungalows	£240,000	£240,000	£240,000	£240,000	£240,000	£240,000
3-Bed Bungalows	£300,000	£250,000	£275,000	£300,000	£325,000	£350,000
4-Bed Bungalows	£220,000	£220,000	£220,000	£220,000	£220,000	£220,000

# **Sundridge (Service Village)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£439,950	-
Semi-Detached	n/a	-	£287,475	£350,000
Terraced	n/a	£243,725	1	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£425,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£243,725	£237,500	£240,613	£243,725	£246,838	£249,950
3-Bed Houses	£338,300	£285,000	£287,475	£289,950	£364,950	£439,950
4-Bed Houses	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
2-Bed Bungalows	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

# West Kingsdown (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£283,317	£401,470
Semi-Detached	n/a	-	£225,833	-
Terraced	n/a	£165,000	£203,000	£265,000
Flats	£90,000	ı	n/a	n/a
Bungalows	n/a	£257,499	£306,250	£343,119

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£90,000	£90,000	£90,000	£90,000	£90,000	£90,000
2-Bed Flats	1	£0	1	1	1	£0
2-Bed Houses	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
3-Bed Houses	£234,495	£180,000	£212,250	£235,000	£252,463	£325,000
4-Bed Houses	£393,888	£265,000	£332,496	£362,500	£459,996	£565,000
2-Bed Bungalows	£257,499	£220,000	£227,500	£239,998	£269,996	£330,000
3-Bed Bungalows	£306,250	£240,000	£283,750	£297,500	£306,250	£435,000
4-Bed Bungalows	£343,119	£300,000	£308,738	£317,500	£353,750	£440,000

# Sevenoaks District Council – New Build Properties (April/May 2012)

Cobden Mews, Quakers Hall	Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent		
Cobden Mews, Quakers Hall Lane, TN13   3TX			Se	venc	aks						
Care   Find   Care			Houses	(Easte	rn War	·d)					
Burgate, Solefields Road, TN13   5 bed detached   £1,350,000   271.7   £4,970   £3,976   £4,473   £5,467   DBS Homes/ Jackson-Stops	Quakers Hall Lane, TN13	2 bed terraced	£295,000	n/k							
Solefields   Road, TN13   1PF											
The Rise, TN13   5 bed detached   £1,275,000   284.0   £4,489   £3,592   £4,040   £4,938   Homes/ Knight Frank	Solefields Road, TN13	5 bed detached	£1,350,000	271.7	£4,970	£3,976	£4,473	£5,467	·		
TN13	The Rise, TN13	5 bed detached	£1,275,000	284.0	£4,489	£3,592	£4,040	£4,938	Homes/		
Savills   Savi	_	4 bed detached	£450,000	130.0	£3,462	£2,769	£3,115	£3,808	John Kingston		
Bradbourne Vale Road, TN13	Oak Lane,	3 bed semi	£595,000	173.1	£3,438	£2,750	£3,094	£3,782	Savills		
Vale Road, TN13         4 bed semi         £650,000         n/k         Ibbett Mosely           Houses (Town & St John's Ward)           Austen Place, Hitchen Hatch Lane, TN13         5 bed detached         £1,795,000         397.4         £4,517         £3,613         £4,065         £4,969         McCulloch Homes/Savills           Houses (Dunton Green & Riverhead Ward)           Rye Lane, Dunton Green, TN14 5HW         4 bed semi         £425,000         n/k         RPC New Homes           The Chase, Rye Lane, Dunton Green, TN14 5HD         4 bed townhouse         £404,950         £113.0         £3,584         £2,867         £3,225         £3,942         4 bed townhouse         £404,950         £113.0         £3,539         £2,832         £3,185         £3,893         4 bed townhouse         £399,950         £113.0         £3,539         £2,832         £3,185         £3,893         4 bed townhouse         £399,950         £4,040         £3,232         £3,636         £4,444         Homes           Berkeley Homes         3 bed terraced         £384,950         99.0         £3,888         £3,111         £3,500         £4,277         Homes			Houses	North	ern Wa	rd)					
Houses (Town & St John's Ward)   Austen Place, Hitchen Hatch Lane, TN13   5 bed detached   £1,795,000   397.4   £4,517   £3,613   £4,065   £4,969   Homes/ Savills		4 bed semi	£650,000	n/k					Ibbatt Masaki		
Austen Place, Hitchen Hatch Lane, TN13  Houses (Dunton Green & Riverhead Ward)  Rye Lane, Dunton Green, TN14 5HW  4 bed semi  4 bed townhouse f399,950 113.0 f3,539 f2,832 f3,185 f3,893 dbed terraced f359,950 99.0 f3,888 f3,111 f3,500 f4,217 f3,613 f4,065 f4,969 McCulloch Homes/Savills  RPC New Homes  RPC New Homes  RPC New Homes  RPC New Homes  F445,000 n/k  A bed townhouse f399,950 113.0 f3,539 f2,832 f3,185 f3,893 f2,832 f3	-	4 bed semi	£650,000	n/k					ibbett Mosely		
Hitchen Hatch Lane, TN13   5 bed detached   £1,795,000   397.4   £4,517   £3,613   £4,065   £4,969   Homes/ Savills		Н	ouses (Tov	vn & S	t John's	Ward)					
Rye Lane, Dunton Green, TN14 5HW         4 bed semi         £425,000         n/k         RPC New Homes           The Chase, Rye Lane, Dunton Green, TN14 5HD         4 bed townhouse         £404,950         113.0         £3,584         £2,867         £3,225         £3,942           4 bed townhouse         £399,950         113.0         £3,539         £2,832         £3,185         £3,893           4 bed townhouse         £399,950         113.0         £3,539         £2,832         £3,185         £3,893           3 bed terraced         £399,950         99.0         £4,040         £3,232         £3,636         £4,444           3 bed terraced         £384,950         99.0         £3,888         £3,111         £3,500         £4,277           3 bed terraced         £359,950         94.0         £3,829         £3,063         £3,446         £4,212	Hitchen Hatch	5 bed detached	£1,795,000	397.4	£4,517	£3,613	£4,065	£4,969	Homes/		
Dunton Green, TN14 5HW         4 bed semi         £415,000         n/k         RPC New Homes           The Chase, Rye Lane, Dunton Green, TN14 5HD         4 bed townhouse £399,950         113.0 £3,539 £2,832 £3,185 £3,893         £3,185 £3,893 £3,185 £3,893         Berkeley Homes           3 bed terraced         £399,950 99.0 £4,040 £3,232 £3,636 £4,444         Berkeley Homes         Homes		Houses	(Dunton	Green	& River	head V	Vard)				
TN14 5HW 4 bed semi £415,000 n/k	•	4 bed semi	£425,000	n/k					RPC New		
The Chase, Rye Lane, Dunton Green, TN14 5HD  4 bed townhouse £399,950 113.0 £3,539 £2,832 £3,185 £3,893   4 bed townhouse £399,950 113.0 £3,539 £2,832 £3,185 £3,893   3 bed terraced £399,950 99.0 £4,040 £3,232 £3,636 £4,444   3 bed terraced £384,950 99.0 £3,888 £3,111 £3,500 £4,277   3 bed terraced £359,950 94.0 £3,829 £3,063 £3,446 £4,212	· ·	4 bed semi	£415,000	n/k					Homes		
The Chase, Rye Lane, Dunton Green, TN14 5HD  4 bed townhouse £399,950 113.0 £3,539 £2,832 £3,185 £3,893 Berkeley Homes  4 bed townhouse £399,950 99.0 £4,040 £3,232 £3,636 £4,444 Homes  8 ded terraced £384,950 99.0 £3,888 £3,111 £3,500 £4,277 degree 3 bed terraced £359,950 94.0 £3,829 £3,063 £3,446 £4,212			£404,950	113.0		£2,867	£3,225	£3,942			
Rye Lane, Dunton Green, TN14 5HD  A bed townhouse £399,950	The Chase										
Dunton Green, TN14 5HD 3 bed terraced £399,950 99.0 £4,040 £3,232 £3,636 £4,444 Homes 3 bed terraced £384,950 99.0 £3,888 £3,111 £3,500 £4,277 3 bed terraced £359,950 94.0 £3,829 £3,063 £3,446 £4,212						-		-	Berkelev		
TN14 5HD 3 bed terraced £384,950 99.0 £3,888 £3,111 £3,500 £4,277 3 bed terraced £359,950 94.0 £3,829 £3,063 £3,446 £4,212	•								•		
JUEU   CHOUCU		3 bed terraced	£359,950 £354,950	94.0	£3,776	£3,003	£3,398	£4,212			

Address	Description  3 bed terraced 3 bed terraced	Price £354,950 £354,950	Size (m2) 94.0	Price per m2 £3,776	Price Less 20% £3,021 £3,021	Price Less 10% £3,398 £3,398	Price Plus 10% £4,154 £4,154	Developer / Agent	
Ryewood Gate, Rye Lane, Dunton	3 bed terraced	£324,950	86.5	£3,757	£3,005	£3,381	£4,132	Berkeley	
Green, TN14 5HD	3 bed terraced	£314,950	86.5	£3,641	£2,913	£3,277	£4,005	Homes	
	Ho	uses (Chips	tead 8	& Besse	ls Greei	ո)			
Westerham Road, Bessels Green, TN13	3 bed terraced	£325,000	74.2	£4,380	£3,504	£3,942	£4,818	John Kingston	
Average	e (Houses)	£558,157	142.1	£3,906	£3,125	£3,515	£4,297		
Flats (Eastern Ward)									
	2 bed flat	£265,000	n/k						
Cobden Mews,	2 bed flat	£265,000	n/k					Regalpoint/	
Quakers Hall	2 bed flat	£249,950	n/k						
Lane, TN13 3TX	1 bed flat	£185,000	n/k					Ibbett Mosely	
317	1 bed flat	£185,000	n/k						
	Flats	(Dunton G	reen 8	Riverh	ead Wa	ard)			
	2 bed flat	£264,950	74.0	£3,580	£2,864	£3,222	£3,938		
The Charac	2 bed flat	£249,950	75.0	£3,333	£2,666	£2,999	£3,666		
The Chase,	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	Davidadass	
Rye Lane, Dunton Green,	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	Berkeley Homes	
TN14 5HD	2 bed flat	£249,950	69.0	£3,622	£2,898	£3,260	£3,985	nomes	
TIVI4 SIID	2 bed flat	£244,950	68.0	£3,602	£2,882	£3,242	£3,962		
	1 bed flat	£186,950	45.0	£4,154	£3,324	£3,739	£4,570		
Avera	ge (Flats)	£237,217	67.3	£3,633	£2,907	£3,270	£3,997		
Developments (Eastern Ward)									
Sackville Place, The Vine, TN13 3TG	7 x 2 or 3 bed flats, 3 x penthouse flats, 1 x 5 bed house	from £875,000						Lochailort/ Savills New Homes	

	Edenbridge								
			House	es					
Eden View,	4 bed townhouse	£435,000	139.0	£3,129	£2,504	£2,817	£3,442	Woldingham Homes/	
High Street, TN8 5AY	4 bed townhouse	£435,000	136.0	£3,199	£2,559	£2,879	£3,518	Howard Cundy	
Eden Chase, Main Road, TN8	3 bed semi	£360,000	104.0	£3,462	£2,769	£3,115	£3,808	Rydon Homes	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Average	e (Houses)	£410,000	126.3	£3,263	£2,611	£2,937	£3,590	
			Flats					
Eadhelm Court, Penlee Close, TN8 5FD (retirement)	2 bed flat	£255,950	n/k					McCarthy & Stone/ Langford Rae Van Bergen
Eden View, High Street, TN8 5AY	2 bed flat	£240,000	64.5	£3,721	£2,977	£3,349	£4,093	Woldingham Homes/ Howard Cundy
	2 bed flat	£200,000	60.9	£3,284	£2,627	£2,956	£3,612	
Meade Court,	2 bed flat	£195,000	60.8	£3,207	£2,566	£2,887	£3,528	Combe Bank
High Street,	2 bed flat	£190,000	66.6	£2,853	£2,282	£2,568	£3,138	Homes/Savills
TN8 5AP	2 bed flat	£187,500	63.6	£2,948	£2,358	£2,653	£3,243	Hornes/Savins
	2 bed flat	£180,000	58.8	£3,061	£2,449	£2,755	£3,367	
Avera	ge (Flats)	£206,921	62.5	£3,179	£2,543	£2,861	£3,497	
		La	nd for	Sale				
Hilders Lane Baptist Chapel,	Planning permission 3 x 4 bed terraced houses	POA						Williams Wesson

	Otford							
			House	es				
Tudor Crescent, TN14	5 bed detached	£1,650,000	n/k					Langford Rae O'Neill
Shoreham Road, TN14 5RN	Road, TN14 5 bed detached £1,600,000 354.3 £4,516 £3,613 £4,064 £4,968 Savills							
Average	Average (Houses) £1,625,000 354.3 £4,516 £3,613 £4,064 £4,968							

Halstead								
			House	es				
Knockholt Road	Knockholt 4 hed detached							
Average	Average (Houses)         £550,000         163.5         £3,364         £2,691         £3,028         £3,700							

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent	
Hartley									
	Houses								
Gorsewood Road	5 bed detached	£650,000	n/k					Hartley Estates	
Church Road	4 bed detached	£500,000	n/k					Birchfield Homes/ Clifton & Co	
Average (Houses)		£500,000							

	Seal								
Houses									
Childsbridge Lane, TN15	5 bed detached	£925,000	247.4	£3,738	£2,991	£3,365	£4,112	Chesterton Humberts	
Average (Houses) £925,000 247.4 £3,738 £2,991 £3,365 £4,112									
	Bungalows								
High Street, TN15 OAF	2 bed semi	£245,000	n/k					Regalpoint Properties/ Ibbett Mosely	
Average (	Bungalows)	£245,000							
			Flats						
High Street, TN15 OAF	2 bed flat	£215,000	n/k					Regalpoint Properties/ Ibbett Mosely	
Avera									

		Sout	th Da	renth				
Developments								
The Mill	2 bed flats (shared ownership)	£52,500 (for 35% share)						West Kent Housing

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Swanley								
		Recent	Devel	opmen	ts			
Squirrels Close (St	Squirrels Close 10 x terraced houses sold for between £229,000 and £245,000 from April							
Bartholomew's Laundry)	Bartholomew's							

West Kingsdown								
Houses								
Kingsingfield Road, TN15         4 bed detached         £550,000         189.8         £2,897         £2,318         £2,607         £3,187         Arun Land & New Homes								
Average	e (Houses)	£550,000	189.8	£2,897	£2,318	£2,607	£3,187	
		La	nd for	Sale				
London Road	Planning permission for 3/4 bed detached	£120,000						Kings, Swanley

April/May 2012, www.rightmove.co.uk

#### Notes on above new builds information:

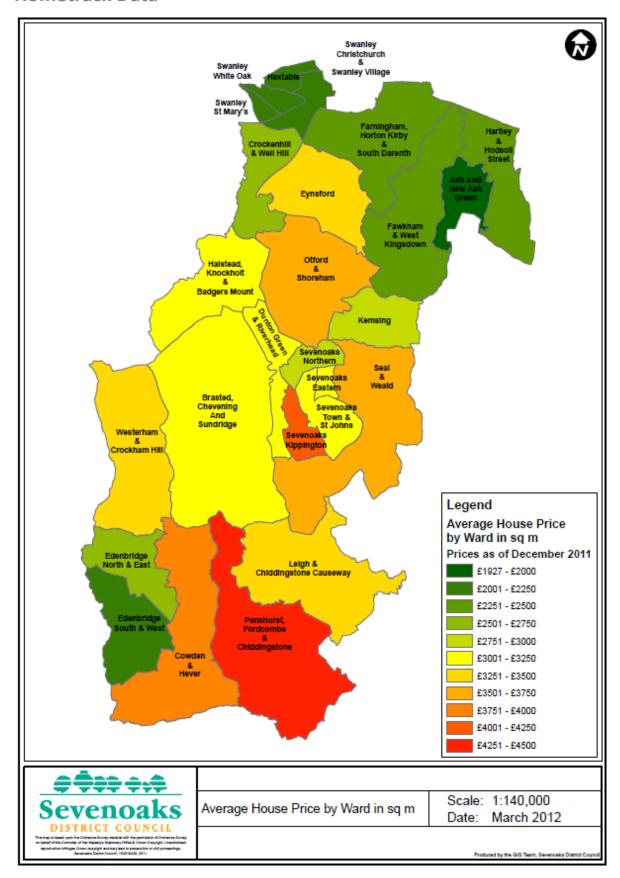
Not exhaustive – there may be other examples.

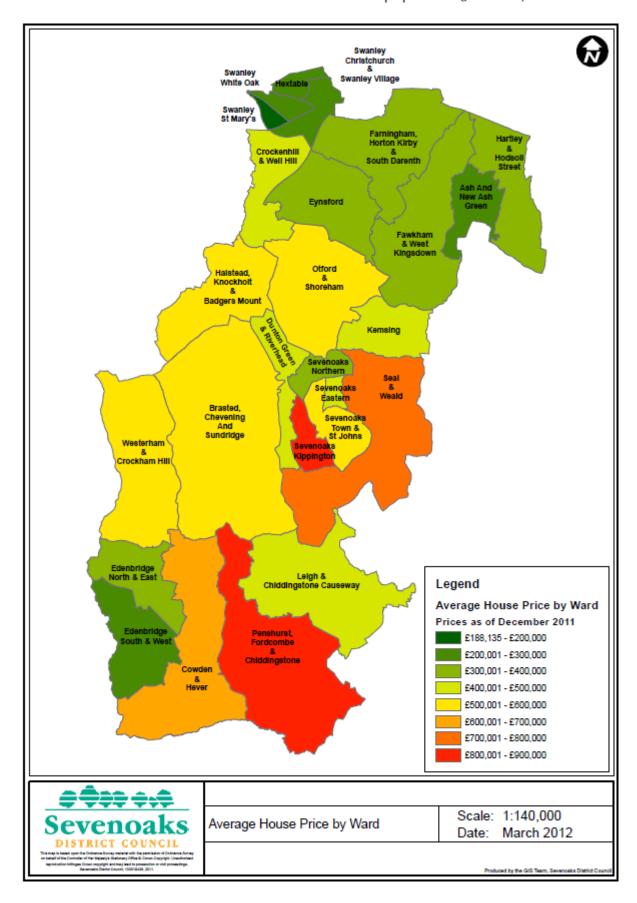
Per sq m values are necessarily indications.

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

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

#### **Hometrack Data**





#### **Economic Context**

#### **Bank of England**

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

Agents' summary of Business Conditions May 2012 (extracts re economic back-drop):

- *'Consumer demand had grown a little in recent months.*
- Activity in the housing market continued to rise.
- Private sector investment intentions pointed to a small increase in capital spending over the coming year.
- Goods export growth remained strong, particularly to emerging market economies.
- Turnover in business services had improved a little compared with a year earlier, partly due to higher prices.
- Manufacturing output for the domestic market continued to expand at a moderate pace.
- There had been a further contraction in construction output, in large part due to declining work for the public sector.
- For firms with strong balance sheets, credit was normally available on reasonable terms. But for some businesses there had been a rise in the interest rate spreads charged on loans over the past few months, and fees were also reported to have increased.
- Private sector employment was expected to be broadly unchanged over the next six months.
- In manufacturing, capacity utilisation was a little below normal, with most firms able to meet expected changes in demand comfortably. There tended to be relatively more slack in the service sector.
- Labour cost growth remained fairly modest, and there were generally few signs of upward pressure on pay from employees.
- Input cost inflation remained around its historical average. But the Agents' score had edged up, as past increases in the price of oil fed through to a range of materials, and rising production costs abroad pushed up on import prices.
- Manufacturing output prices continued to rise at a moderate pace reflecting some pass-through of increases in costs. Business services inflation was subdued, but had picked up a little.
- Consumer price inflation remained elevated.'

#### **Housing Market Context**

#### Land Registry House Price Index April 2012 (released 29<sup>th</sup> May 2012)

'The April data shows a negative monthly price movement of -0.3 per cent'.

The annual change now stands at -1.0 per cent, bringing the average house price in England and Wales to £160,417.

The number of property transactions has increased slightly over the last year. From November 2010 to February 2011 there was an average of 47,624 sales per month. In the same months a year later, the figure was 52,350'.

#### Summary of **England and Wales** picture:

Annual change in average house prices -1.0% (minus 1.0%) Monthly change in average house prices -0.3% (minus 0.3%) Average price £160,417

#### **Summary of South East picture:**

Annual change in average house prices +0.4% Monthly change in average house prices +0.1% Average price £206,816

#### **Summary of Kent picture:**

Annual change in average house prices -1.0% (minus 1.0%)
Monthly change in average house prices +0.1%
Average price £179,752

#### House price and sales volume - Kent Council



Source: www.landregistry.gov.uk

#### DCLG - House Price Index

'The latest UK house price index statistics produced by the Department for Communities and Local Government were released on 13 March 2012.

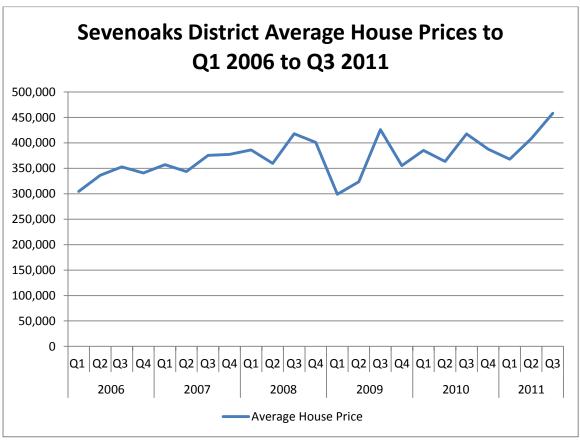
The latest statistics release includes data based on mortgage completions during the month of January 2012.

The key points from the release are:

- In January UK house prices increased by 0.2 per cent over the year and decreased by 0.7 per cent over the month (seasonally adjusted).
- The average mix-adjusted UK house price was £206,523 (not seasonally adjusted).
- Average house prices increased by 0.2 per cent over the quarter to January, compared to an increase of 0.6 per cent over the quarter to October (seasonally adjusted).
- Average prices decreased during the year in three UK countries; Wales (-0.5 per cent), Scotland (-1.7 per cent) and Northern Ireland (-7.6 per cent). However, there was an increase of 0.4 per cent in average house prices in England.
- Prices paid by first time buyers were 0.8 per cent higher on average than a year earlier whilst there was no change in the prices paid by former owner occupiers.
- Prices for new properties were 8.8 per cent higher on average than a year earlier whilst prices for pre-owned dwellings decreased by 0.4 per cent.

#### **DCLG Average House Prices (Quarterly)**

The graph below with data taken from the DCLG shows average house price data for Sevenoaks District on a quarterly basis from 2006 to Q3 of 2011 (latest available data).



Data Source:

http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatistics/housingstatistics/housingmarket/livetables/housepricestables/localhousepricetables/

Royal Institution of Chartered Surveyors (RICS) Housing Market Survey (extracts) April 2012:

- 'Activity levels broadly flat in April'
- 'London continues to outperform'
- 'Price expectations decline'

'The <u>April 2012 RICS Housing Market Survey</u> highlights a slight reversal in the improved tone to both activity and price indicators.

Indeed, the boost received from temporary factors such as the expiration of the stamp duty exemption on properties priced under £250k and unusually mild weather (in March) has waned, as recent weak economic dataflow has eroded confidence in the market.

As an example of this, the (seasonally adjusted) headline price net balance in April slipped from -11 to -19 i.e. 19% more surveyors recorded price falls rather than rises.

That said, it is still noteworthy that 63% of respondents reported no change in prices and of the ones that did see a fall in prices, 81% did so in the 0-2% range.

Turning to activity, newly agreed sales weakened with the net balance turning negative once again (from +10 to -6). This fall in the sales net balance could reflect the payback from sales brought forward by purchasers looking to take advantage of the stamp duty holiday before its expiry.

The net balances for new buyer enquiries and new vendor instructions remain at levels that are broadly consistent with an unchanged level of demand and supply.

Although sales per surveyor (per branch) increased in April, this indicator measures sales over the past three months and thus includes the boost to transaction activity in previous months. Due to this, the sales to stock ratio - a lead indicator of market slack - edged up from 23.3% to 23.7%, but it is still well below the long run average of 33%.

Meanwhile, the three month price outlook (seasonally adjusted) declined in April, reflecting the still fragile level of confidence in the market. Indeed, the net balance dropped from -3 to -17.

Anecdotal evidence from surveyors suggests the recent announcement of the economy reentering recession has been the main reason for the less upbeat outlook.

Sales expectations (three months ahead) although still positive, were slightly less so this month, with the net balance falling from +20 to +15.

The longer term (non seasonally adjusted) 12 month outlook also showed sales expectations to be upbeat while price expectations over that time horizon are more stable.

Behind the headline national price balance, there remains considerable regional divergence. London continues to be the only region recording rising prices, with a net balance of +20. Reflecting the North/South divide further, the South East had the least negative price balance from the remaining regions, with the West Midlands and Wales recording the most severe price deteriorations.

Outside of England and Wales, Scotland's price net balance remained broadly unchanged at -23 whilst Northern Ireland continues to see a deterioration in prices'.

#### **Residential Values Summary**

Overall, for the purposes of this strategic overview of development viability for CIL, we ran our appraisals around the following values range - represented by what we refer to as Values Levels 1 to 12 (1 being the lowest level trialled; 12 the highest).

	Sevenoaks DC new build housing values assumptions - Values Range						
Value Level (VL)	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	£ / sq m guide	£ / sq ft guide
1	£101,250	£135,000	£168,750	£213,750	£281,250	£2,250	£209
2	£112,500	£150,000	£187,500	£237,500	£312,500	£2,500	£232
3	£123,750	£165,000	£206,250	£261,250	£343,750	£2,750	£256
4	£135,000	£180,000	£225,000	£285,000	£375,000	£3,000	£279
5	£146,250	£195,000	£243,750	£308,750	£406,250	£3,250	£302
6	£157,500	£210,000	£262,500	£332,500	£437,500	£3,500	£325
7	£168,750	£225,000	£281,250	£356,250	£468,750	£3,750	£349
8	£180,000	£240,000	£300,000	£380,000	£500,000	£4,000	£372
9	£191,250	£255,000	£318,750	£403,750	£531,250	£4,250	£395
10	£202,500	£270,000	£337,500	£427,500	£562,500	£4,500	£418
11	£213,750	£285,000	£356,250	£451,250	£593,750	£4,750	£441
12	£225,000	£300,000	£375,000	£475,000	£625,000	£5,000	£465

Source: DSP from overview of residential research. Indicative prices are based on assumed market dwellings floor areas (see below) – the key information being the range of per sq ft /m sales values levels, which can also be applied to other dwelling types and sizes. In practice dwelling sizes will vary greatly – the above have been selected for the purposes of this study. Value levels 1 to 6 indicate increasing values as seen varying through location and / or market conditions).

The table above assumes (purely for the purpose of price illustrations) the following:

Unit Sizes (sq m)	Affordable	Private
1-bed flat	51	45
2-bed flat	67	60
2-bed house	76	75
3-bed house	86	95
4-bed house	110	125

As in all areas, values are blurred and this needs to be envisaged more as a continuous and overlapping scale, but the following are broad indications only of the relevance of the values levels (VLs) by locality:

	VL 1 – 4 (£2,250 to	VL 4 – 9 (£3,000 to	VL 9 - 12 (£4,250 to
	£3,000/m²)	£4,250/m²)	£5,000+/m²)
Revenue (GDV) - Sales Value Level (VL) & indicative relevance by locality	Areas including – Swanley (ST); New Ash Green (LSC); Hextable, Horton Kirby, South Darenth, West Kingsdown (SVs); Edenbridge (RSC).	Remainder of district – central axis Sevenoaks to Westerham; north to Otford and Eynsford; south and south east (i.e. south excluding Edenbridge)	High-end values, above typical for the district – most likely scheme specific e.g. in parts of Sevenoaks, LSCs and in some SVs (not those linked more typically with VL 1 - 4).

Note – current new build values indicated to be above the bottom end of this range.

#### **Commercial Rents & Yields (information as available)**

#### Sources used:

- EGi (Estates Gazette Interactive) based on search for Sevenoaks District and locations within EGi reporting extracts follow these sections all detail not quoted here (Source: EGi www.egi.co.uk subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms)
- Valuation Office Agency (VOA) Rating List
- Others as advertised web-based research

Address	Description	Size (m²)	£/m² annual rental indications				
INDUSTRIAL WAREHOUSING EXAMPLES							
VOA Rating list category 'Factory & premises' – 48 entries across District	Factory & Premises	76m² to 16,568m²	£19/m² to £95/m²				
VOA Rating list category 'Warehouse & premises' – 270 entries across District	Warehouse & Premises	22m² to 11,777m²	£28/m² to £110/m²				
SHEFTS CROFT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	Storage Depot & Premises	400m²	£45/m²				
ADJ 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	Storage Depot & Premises	1,289m²	£7.5/m²				
ALSO SEE EGI EXTRACTS AT THE END OF THIS APPENDIX							

Address	Description	Size (m²)	£/m² annual rental indications	
	LARGE RETAI	L EXAMPLES		
(Waitrose?)- High Street, Sevenoaks	Superstore & premises	4,266 sq m	£240/m²	
(Tesco) London Road, Riverhead, Sevenoaks	Superstore & premises	8,016 sq m	£285/m²	
(Asda) London Road, Swanley	Superstore & premises	11,316 sq m	£240/m²	
(Sainsbury) Otford Road, Sevenoaks	Superstore & premises	10103 sq m	£285/m²	
(ex Woolworths?) High Street, Sevenoaks	Superstore & premises	3,613 sq m	£80/m²	
ALSO SEE EGI EXTRACTS AT THE END OF THIS APPENDIX				

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL EX	(AMPLES	
CO-OP, MONT ST AIGNAN WAY, EDENBRIDGE, KENT, TN8 5LN	SUPERMARKET AND PREMISES	1758	£185
27, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	238.1	£180
29, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	46.03	£180
31A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	94.9	£180
31, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	18.18	£180
34A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	139.7	£180
34, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	137.6	£180
36, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	158.12	£180
37, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	72.7	£180
39-41, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	660.57	£180
40, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	96.13	£180
42, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	97.41	£180
43, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	29.5	£180
49, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	31.6	£180
51A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	24.77	£180

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL EX	KAMPLES	
51, HIGH STREET, EDENBRIDGE, KENT,	SHOP AND	21.32	£180
TN8 5AL	PREMISES	21.52	1100
53, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	124.91	£180
56, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	42.3	£180
58, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	166.28	£180
59, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	84.3	£180
62, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	116.9	£180
63, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	54.78	£180
66, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	99.24	£180
68, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	110.5	£180
CONTENTED PETS 54, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	45.9	£180
8, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	43.2	£170
12, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	32.9	£170
14, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	35.6	£170
16, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	27.8	£170
18, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	56.87	£170

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
20, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	51.35	£170
GND FLR 13A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP AND PREMISES	45.67	£170
3, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	36	£160
5, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	37.8	£160
69, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	153.75	£160
71-73, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	311.36	£160
75, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	16.3	£160
77, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	45.99	£160
78, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	31	£160
79, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	48.2	£160
80, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	115.8	£160
82, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	66.7	£160
83A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	27.15	£160
83, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	170.54	£160
84, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	105.75	£160

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL EXA	AMPLES	
86, HIGH STREET, EDENBRIDGE, KENT,	SHOP AND	77.47	£160
TN8 5AR	PREMISES		
90, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	63.1	£160
94, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	111.2	£160
96, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	110.9	£160
1, THE LEATHERMARKET, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	66.75	£160
2, THE LEATHERMARKET, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	449.3	£160
1, THE SQUARE, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	55.3	£160
91-91A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	42.7	£150
93A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	17.9	£150
93, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	44.4	£150
97-99, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	86.6	£150
98, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	243.5	£150
102, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	32.84	£150
104, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	32.2	£150
3-7, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP OFFICE AND PREMISES	218.1	£125

Address	Description	Size (m²)	£/m² annual rental indications		
SMALL RETAIL EXAMPLES					
4A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	88.7	£125		
4, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	87.51	£125		
GND FLR L H S 2, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	38.1	£125		
PROMOTION HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	SHOP AND PREMISES	47.2	£125		
1A, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	64.32	£125		
1, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	54.04	£125		
3, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	50.5	£125		
5-7, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	136.92	£125		
115, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	35.2	£120		
127A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	30	£120		
127B, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	48.94	£120		
132, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	174.7	£120		
139/139A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	95.31	£120		
141-143, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	104.45	£120		

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
1 & 2, STANGROVE PARADE, STANGROVE ROAD, EDENBRIDGE, KENT, TN8 5HT	SHOP AND PREMISES	139.06	£110
THE LIMES, BOUGH BEECH ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NE	SHOP AND PREMISES	52.8	£100
WOODLEA, BOUGH BEECH ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NE	SHOP AND PREMISES	18.65	£100
LAKE HOUSE, FOUR ELMS ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NL	SHOP AND PREMISES	70	£100
25, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP AND PREMISES	157.56	£100
THE STORES, IDE HILL ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NR	SHOP AND PREMISES	39.17	£100
TREASURES ANTIQUES R/O THE STORES, IDE HILL ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NR	SHOP AND PREMISES	47.06	£100
NEWS AND CANDY, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	SHOP AND PREMISES	28.6	£95
18-19, THE ROW, MAIN ROAD, MARLPIT HILL, EDENBRIDGE, KENT, TN8 6HU	SHOP AND PREMISES	223.74	£95
ECCLES HOUSE, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	SHOP AND PREMISES	112.8	£90
18, CEDAR DRIVE, EDENBRIDGE, KENT, TN8 5JL	SHOP AND PREMISES	44	£73
CHAHAL, FARMSTEAD DRIVE, EDENBRIDGE, KENT, TN8 6DX	SHOP AND PREMISES	162.2	£52

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	XAMPLES	
105, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	127.2	£675
TN13 1UP	PREMISES	127.2	1073
107, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	195.59	£675
109, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	61.1	£675
111, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	109.4	£675
113-117, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	147.11	£675
119, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	115.39	£675
120, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	1228.3	£675
121, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	108.71	£675
122A, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	49.81	£675
122, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	71.8	£675
123, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	51.97	£675
124, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	27.6	£675
125, HIGH STREET, SEVENOAKS, KENT, TN13 1UT	SHOP AND PREMISES	298.52	£675
126, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	1238.3	£675
127, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	148.1	£675

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL EX	KAMPLES	
128, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	124.91	£675
129, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	182.04	£675
TN13 1UP  130, HIGH STREET, SEVENOAKS, KENT,	PREMISES SHOP AND	153.99	£675
TN13 1XA	PREMISES	133.55	10/3
131-133, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	498.5	£675
134, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	111.9	£675
GND FLR 132, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	111.83	£675
114, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	SHOP AND PREMISES	159.2	£625
116, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	SHOP AND PREMISES	77.9	£625
95, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	105.9	£590
97, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	56.08	£590
99B, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	64.9	£590
101, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	98.92	£590
104, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	307.35	£590
108, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	182.3	£590
110, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	295.78	£590

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
2, BLIGHS COURT, SEVENOAKS, KENT,	SHOP AND	450.25	£585
TN13 1DD	PREMISES		
1, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	241.07	£550
3, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	103.76	£550
4, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	78.14	£550
5, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	211.51	£550
GND FLR 2, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	130.83	£550
87-89, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	199.11	£550
90, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	66.3	£550
91, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	126.9	£550
92, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	48	£550
93, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	158.1	£550
94, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	89.14	£550
96, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	593.2	£550
98, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	170.8	£550
137A, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	86.3	£550

Address	Description	Size (m²)	£/m² annual rental indications		
SMALL RETAIL EXAMPLES					
138, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	153.81	£550		
TN13 1XE	PREMISES	133.01	1330		
140, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	106.17	£550		
142, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	103.37	£550		
UNIT 1 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	411.75	£550		
UNIT 2 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	112.59	£550		
UNIT 4 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	85.06	£550		
3, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	47.55	£540		
70, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	150.01	£530		
72-76, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	560.31	£530		
78-78A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	540.55	£530		
82, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	80.76	£530		
84, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	213.16	£530		
86, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	137.07	£530		
88, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	91.91	£530		
143B, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	87.83	£530		

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	XAMPLES	
143C, HIGH STREET, SEVENOAKS,	SHOP AND	168.44	£530
KENT, TN13 1UX	PREMISES	100.44	1330
143, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	213.52	£530
TN13 1UX	PREMISES		
144, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	110.04	£530
TN13 1XE	PREMISES		
150, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	96.9	£530
TN13 1XE	PREMISES		
1, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	246.38	£520
4, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	241.59	£520
6, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	215.56	£520
GND FLR 5, BLIGHS COURT,	SHOP AND	117.61	£520
SEVENOAKS, KENT, TN13 1DD	PREMISES	117.01	1520
2, BREWERY LANE, SEVENOAKS, KENT,	SHOP AND	62.91	£520
TN13 1DF	PREMISES		
3, BREWERY LANE, SEVENOAKS, KENT,	SHOP AND	123.92	£520
TN13 1DF	PREMISES		
4, BREWERY LANE, SEVENOAKS, KENT,	SHOP AND	114.45	£520
TN13 1DF	PREMISES		
5, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND	106.66	£520
	PREMISES		
6, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	39.69	£520
			0500
1, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	53.1	£500
		66.0	0500
2, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	66.9	£500

Address	Description	Size (m²)	£/m² annual rental indications				
	SMALL RETAIL EXAMPLES						
4A, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	40.02	£500				
4, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	121.6	£500				
6, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	47.51	£500				
8-10, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	43.66	£500				
9, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	42.88	£500				
14, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	101.2	£500				
BST & GND FLR 15, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	77.5	£500				
GND FLR 3-5, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	43.68	£500				
7, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	90.41	£485				
8, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	45.28	£485				
10, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	50.57	£485				
11, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	30.11	£485				
12, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	47.89	£485				
73A, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	78.71	£485				
75A, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	27.43	£485				

Address	Description	Size (m²)	£/m² annual rental indications				
	SMALL RETAIL EXAMPLES						
75, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	14.6	£485				
TN13 1LD	PREMISES						
2-3, THE SHAMBLES, SEVENOAKS, KENT, TN13 1LJ	SHOP AND PREMISES	72.73	£465				
4, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	20.52	£465				
5, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	63.49	£465				
26, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	68.09	£440				
28, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	70.7	£440				
30, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	73.1	£440				
1, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	63.72	£425				
2-3, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	44.8	£425				
3B, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	105.08	£425				
4-5, DORSET STREET, SEVENOAKS, KENT, TN13 1LN	SHOP AND PREMISES	82.4	£425				
4A, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	4.15	£425				
6, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	19.1	£425				
8, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	66.02	£425				
63-65, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	SHOP AND PREMISES	287.81	£400				

Address	Description	Size (m²)	£/m² annual rental indications			
SMALL RETAIL EXAMPLES						
64, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	55.1	£400			
66, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	200.97	£400			
68A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	71.4	£400			
68B, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	124.5	£400			
8, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	250.19	£400			
10, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	348.57	£400			
14-18, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	186.57	£400			
20, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	98.43	£400			
24A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	53.31	£400			
24, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	63.33	£400			
3, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	86.8	£370			
4, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	141.6	£370			
5, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	81.1	£370			
52, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	239.92	£345			
54, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	170.9	£345			

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL I	EXAMPLES	_
1, STATION PARADE, LONDON ROAD,	SHOP AND	87.6	£340
SEVENOAKS, KENT, TN13 1DL	PREMISES		
2, STATION PARADE, LONDON ROAD,	SHOP AND	141.5	£340
SEVENOAKS, KENT, TN13 1DL	PREMISES		
6, STATION PARADE, LONDON ROAD,	SHOP AND	118.4	£340
SEVENOAKS, KENT, TN13 1DL	PREMISES		
63, LONDON ROAD, SEVENOAKS,	SHOP AND	88.21	£330
KENT, TN13 1AU	PREMISES		
1, LONDON ROAD, SEVENOAKS, KENT,	SHOP AND	54	£325
TN13 1AH	PREMISES		
3, LONDON ROAD, SEVENOAKS, KENT,	SHOP AND	58.05	£325
TN13 1AH	PREMISES		
5, LONDON ROAD, SEVENOAKS, KENT,	SHOP AND	108.86	£325
TN13 1AH	PREMISES		
9A, LONDON ROAD, SEVENOAKS,	SHOP AND	36.65	£325
KENT, TN13 1AH	PREMISES		
9B, LONDON ROAD, SEVENOAKS,	SHOP AND	104.8	£325
KENT, TN13 1AH	PREMISES		
11A, LONDON ROAD, SEVENOAKS,	SHOP AND	57.7	£325
KENT, TN13 1AH	PREMISES		
11, LONDON ROAD, SEVENOAKS,	SHOP AND	65.25	£325
KENT, TN13 1AH	PREMISES		
13, LONDON ROAD, SEVENOAKS,	SHOP AND	92.11	£325
KENT, TN13 1AH	PREMISES		
19, LONDON ROAD, SEVENOAKS,	SHOP AND	252.64	£325
KENT, TN13 1AR	PREMISES		
21-25, LONDON ROAD, SEVENOAKS,	SHOP AND	235.74	£325
KENT, TN13 1AR	PREMISES		
29, LONDON ROAD, SEVENOAKS,	SHOP AND	76.11	£325
KENT, TN13 1AR	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL EXA	AMPLES	
36-42, LONDON ROAD, SEVENOAKS,	SHOP AND	316.28	£325
KENT, TN13 1AS	PREMISES	310.20	
43, LONDON ROAD, SEVENOAKS,	SHOP AND	128.98	£325
KENT, TN13 1AR	PREMISES		
45, LONDON ROAD, SEVENOAKS,	SHOP AND	105.8	£325
KENT, TN13 1AR	PREMISES		
47, LONDON ROAD, SEVENOAKS,	SHOP AND	71.58	£325
KENT, TN13 1AR	PREMISES		
51, LONDON ROAD, SEVENOAKS,	SHOP AND	333.9	£325
KENT, TN13 1AU	PREMISES		
53, LONDON ROAD, SEVENOAKS,	SHOP AND	177.6	£325
KENT, TN13 1AU	PREMISES		
55, LONDON ROAD, SEVENOAKS,	SHOP AND	68.81	£325
KENT, TN13 1AU	PREMISES		
57, LONDON ROAD, SEVENOAKS,	SHOP AND	39.2	£325
KENT, TN13 1AU	PREMISES		
59, LONDON ROAD, SEVENOAKS,	SHOP AND	35	£325
KENT, TN13 1AU	PREMISES		
61, LONDON ROAD, SEVENOAKS,	SHOP AND	77.42	£325
KENT, TN13 1AU	PREMISES		
GND FLR 46, LONDON ROAD,	SHOP AND	92.7	£325
SEVENOAKS, KENT, TN13 1AS	PREMISES		
GND FLR 50, LONDON ROAD,	SHOP AND	93.62	£325
SEVENOAKS, KENT, TN13 1AS	PREMISES		
GND FLR 52, LONDON ROAD,	SHOP AND	61.41	£325
SEVENOAKS, KENT, TN13 1AS	PREMISES		
57-59, HIGH STREET, SEVENOAKS,	RESTAURANT AND	209.22	£320
KENT, TN13 1JF	PREMISES		
81, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	53.6	£310
TN13 1LE	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL I	EXAMPLES	
6, BLIGHS WALK, SEVENOAKS, KENT,	SHOP AND	460.14	£270
TN13 1DB	PREMISES		
44A, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	17.9	£260
47, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	62.69	£260
48, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	104.83	£260
49, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	25.2	£260
53, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	118.4	£260
55, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	117.32	£260
3-4, WELL COURT, BANK STREET, SEVENOAKS, KENT, TN13 1UN	SHOP AND PREMISES	118.62	£260
4, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	79.15	£250
6B, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	41.09	£250
7, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	60.25	£250
8, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	70.4	£250
9, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	62.45	£250
11-13, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	313.77	£250
12, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	68.62	£250

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
14, HIGH STREET, OTFORD,	SHOP AND	77.83	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
15, HIGH STREET, OTFORD,	SHOP AND	62.47	£250
SEVENOAKS, KENT, TN14 5PG	PREMISES		
16, HIGH STREET, OTFORD,	SHOP AND	51.26	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
20, HIGH STREET, OTFORD,	SHOP AND	57.1	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
22, HIGH STREET, OTFORD,	SHOP AND	40.8	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
24, HIGH STREET, OTFORD,	SHOP AND	60.99	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
26-28, HIGH STREET, OTFORD,	SHOP AND	176.91	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
28A, HIGH STREET, OTFORD,	SHOP AND	76.15	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
44, HIGH STREET, OTFORD,	SHOP	13.55	£250
SEVENOAKS, KENT, TN14 5PQ			
49, HIGH STREET, OTFORD,	SHOP AND	78.34	£250
SEVENOAKS, KENT, TN14 5PL	PREMISES		
RHS 6, HIGH STREET, OTFORD,	SHOP AND	22.23	£250
SEVENOAKS, KENT, TN14 5PQ	PREMISES		
145, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	78.66	£250
TN13 1XJ	PREMISES		
147A, HIGH STREET, SEVENOAKS,	SHOP AND	93.43	£250
KENT, TN13 1XJ	PREMISES		
147B, HIGH STREET, SEVENOAKS,	SHOP AND	55.3	£250
KENT, TN13 1XJ	PREMISES		
147, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	104.88	£250
TN13 1XJ	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
149, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	56.63	£250
8-10, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	48.1	£250
12, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	40.9	£250
14, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	33.3	£250
19, CHURCH STREET, SEAL, SEVENOAKS, KENT, TN15 OAR	SHOP AND PREMISES	24.6	£240
14A, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	SHOP AND PREMISES	96.9	£240
21A, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	52.3	£240
21, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 OAN	SHOP AND PREMISES	145.9	£240
22, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	SHOP AND PREMISES	25.7	£240
23, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 OAN	SHOP AND PREMISES	34.12	£240
27, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 OAN	SHOP AND PREMISES	92.34	£240
CALAMUS COLLECTION LTD, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	51.04	£240
67A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	195.71	£235
67B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	31.33	£235

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
67C, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	27.9	£235
67, LONDON ROAD, SEVENOAKS,	SHOP AND	39.93	£235
KENT, TN13 1AU	PREMISES		
73, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	20.6	£235
75, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	81.6	£235
GND FLR LHS 69, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	70	£235
GND FLR RHS 69, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	106.28	£235
1, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	80.3	£235
2A, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	34.9	£235
2, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	41	£235
3-6, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	221.83	£235
1-2, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	160.2	£230
3, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	87.8	£230
4, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	125.13	£230

SEVENOAKS, KENT, TN13 3NZ         PREMISES           31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           51-2, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB         SHOP AND PREMISES           33, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB         SHOP AND PREMISES	Address	Description	Size (m²)	£/m² annual rental indications				
SEVENOAKS, KENT, TN13 3NZ         PREMISES           31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           57, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB         SHOP AND PREMISES           58, HOLLY BUSH LANE, SEVENOAKS, RENT, TN14 5PB         SHOP AND PREMISES           59, HOLLY BUSH LANE, SEVENOAKS, RENT, TN14 5PB         SHOP AND PREMISES           50, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND PREMISES         SHOP AND PREMISES		SMALL RETAIL EXAMPLES						
SEVENOAKS, KENT, TN13 3NZ         PREMISES           31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ         SHOP AND PREMISES           46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL         SHOP AND PREMISES           57, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB         SHOP AND PREMISES           58, HOLLY BUSH LANE, SEVENOAKS, RENT, TN14 5PB         SHOP AND PREMISES           59, HOLLY BUSH LANE, SEVENOAKS, RENT, TN14 5PB         SHOP AND PREMISES           50, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND PREMISES         SHOP AND PREMISES								
31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ  31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ  33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ  33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ  46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  57, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  58, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  51, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  51, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  52, E230  53, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB  55, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  57, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  58, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  59, HOLLY BUSH LANE, SEVENOAKS, SHOP AND AND SEVENOAKS, KENT, TN14 5PB  50, HOLLY BUSH LANE, SEVENOAKS, SHOP AND	5, CARLTON PARADE, ST JOHNS HILL,	SHOP AND	39.7	£230				
KENT, TN13 3TJ       PREMISES         31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ       SHOP AND PREMISES         33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ       SHOP AND PREMISES         46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         57, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB       SHOP AND PREMISES         58, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB       SHOP AND PREMISES         59, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND PREMISES       \$187.72         \$10, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND PREMISES       \$230         \$20, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND PREMISES       \$230	SEVENOAKS, KENT, TN13 3NZ	PREMISES						
KENT, TN13 3TJ       PREMISES         33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ       SHOP AND PREMISES         46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         57, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB       SHOP AND PREMISES         58, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB       SHOP AND PREMISES         55, 3       £230         55, 3       £230         55, 3       £230         55, 4       £230         55, 5       £230         55, 3       £230         55, 3       £230         55, 3       £230         55, 3       £230         55, 3       £230         55, 3       £230         56, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND PREMISES       \$187.72         50, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND PREMISES       \$230	31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ		25.37	£230				
33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ  46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  57, HOLLY BUSH LANE, SEVENOAKS, SHOP AND FREMISES  58, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  59, HOLLY BUSH LANE, SEVENOAKS, SHOP AND FREMISES  51, HOLLY BUSH LANE, SEVENOAKS, SHOP AND FREMISES  51, HOLLY BUSH LANE, SEVENOAKS, SHOP AND FREMISES  52, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  51, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  51, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  52, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  54, SEVENOAKS ROAD, OTFORD, SHOP AND SEVENOAKS, KENT, TN14 5PB  55, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  57, HOLLY BUSH LANE, SEVENOAKS, SHOP AND SEVENOAKS, KENT, TN14 5PB  58, HOP AND SEVENOAKS, ROAD, OTFORD, SHOP AND SHOP AND SEVENOAKS, KENT, TN14 5PB  59, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND SHOP AND SHOP AND SHOP AND SEVENOAKS, KENT, TN14 5PB  50, HOLLY BUSH LANE, SEVENOAKS, ROAD, OTFORD, SHOP AND SHO	31, HOLLY BUSH LANE, SEVENOAKS,	SHOP AND	12.7	£230				
KENT, TN13 3TJ       PREMISES         46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL       SHOP AND PREMISES         1-2, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB       SHOP AND PREMISES         3, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB       SHOP AND PREMISES         4, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB       SHOP AND PREMISES         4, SEVENOAKS ROAD, OTFORD, SHOP AND SEVENOAKS, KENT, TN14 5PB       SHOP AND SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	KENT, TN13 3TJ	PREMISES						
46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  52, HOLLY BUSH LANE, SEVENOAKS, FREMISES  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  56, HOLLY BUSH LANE, SEVENOAKS, FREMISES  57, HOLLY BUSH LANE, SEVENOAKS, FREMISES  58, HOLLY BUSH LANE, SEVENOAKS, FREMISES  59, HOLLY BUSH LANE, SEVENOAKS, FREMISES  50, HOLLY BUSH LANE, SEVENOAKS, FREMISES  51, HOLLY BUSH LANE, SEVENOAKS, FREMISES  51, HOLLY BUSH LANE, SEVENOAKS, FREMISES  52, HOLLY BUSH LANE, SEVENOAKS, FREMISES  54, HOLLY BUSH LANE, SEVENOAKS, FREMISES  55, HOP AND FREMISES  56, HOLLY BUSH LANE, SEVENOAKS, FREMISES  57, HOP AND FREMISES  58, HOP AND FREMISES  59, HOP AND FREMISES  40, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES  41, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES  42, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES  41, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES  42, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES  42, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES  41, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES  42, SEVENOAKS ROAD, OTFORD, SHOP AND FREMISES	33, HOLLY BUSH LANE, SEVENOAKS,		20	£230				
KENT, TN13 3TL  48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  76, HOLLY BUSH LANE, SEVENOAKS, KENT, TN14 5PB  770.41  6230  78.2  6230  70.41  6230	KENT, TN13 3TJ	PREMISES						
48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  PREMISES  52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  FREMISES  56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  PREMISES  57, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  58, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  PREMISES  10, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  30, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  40, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  41, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  42, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  41, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  42, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  41, SEVENOAKS ROAD, OTFORD, SHOP AND SEVENOAKS ROAD, OTFORD, SHOP	46, HOLLY BUSH LANE, SEVENOAKS,		48.28	£230				
KENT, TN13 3TL  PREMISES  52, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  54, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  54, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  1-2, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  3, SEVENOAKS, KENT, TN14 5PB  3, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73 £230	KENT, TN13 3TL	PREMISES						
52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  1-2, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  3, SEVENOAKS, KENT, TN14 5PB  3, SEVENOAKS, KENT, TN14 5PB  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73 £230	48, HOLLY BUSH LANE, SEVENOAKS,		45.1	£230				
KENT, TN13 3TL  PREMISES  54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  PREMISES  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  1-2, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  3, SEVENOAKS, KENT, TN14 5PB  PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73  £230	KENT, TN13 3TL	PREMISES						
54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL  57, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  3, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND SEVENOAKS, KENT, TN14 5PB  570, 41  51, 41  5230  70.41  £230  £230  £230  £230	52, HOLLY BUSH LANE, SEVENOAKS,	SHOP AND	78.2	£230				
KENT, TN13 3TL  56, HOLLY BUSH LANE, SEVENOAKS, SHOP AND PREMISES  1-2, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  3, SEVENOAKS, KENT, TN14 5PB  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND SEVENOAKS, KENT, TN14 5PB  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73  £230	KENT, TN13 3TL	PREMISES						
56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL PREMISES  1-2, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  3, SEVENOAKS, KENT, TN14 5PB PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73 £230	54, HOLLY BUSH LANE, SEVENOAKS,	SHOP AND	70.41	£230				
KENT, TN13 3TL  PREMISES  1-2, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  3, SEVENOAKS, KENT, TN14 5PB  SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73  £230	KENT, TN13 3TL	PREMISES						
1-2, SEVENOAKS ROAD, OTFORD, SHOP AND 187.72 £230  SEVENOAKS, KENT, TN14 5PB PREMISES  3, SEVENOAKS ROAD, OTFORD, SHOP AND 45.48 £230  SEVENOAKS, KENT, TN14 5PB PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73 £230	56, HOLLY BUSH LANE, SEVENOAKS,		55.3	£230				
SEVENOAKS, KENT, TN14 5PB  PREMISES  3, SEVENOAKS ROAD, OTFORD, SHOP AND PREMISES  4, SEVENOAKS, KENT, TN14 5PB  PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73  £230	KENT, TN13 3TL	PREMISES						
3, SEVENOAKS ROAD, OTFORD, SHOP AND 45.48 £230 SEVENOAKS, KENT, TN14 5PB PREMISES 4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73 £230	1-2, SEVENOAKS ROAD, OTFORD,	SHOP AND	187.72	£230				
SEVENOAKS, KENT, TN14 5PB PREMISES  4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73 £230	SEVENOAKS, KENT, TN14 5PB	PREMISES						
4, SEVENOAKS ROAD, OTFORD, SHOP AND 30.73 £230	3, SEVENOAKS ROAD, OTFORD,		45.48	£230				
	SEVENOAKS, KENT, TN14 5PB	PREMISES						
SEVENOAKS, KENT, TN14 5PB PREMISES	4, SEVENOAKS ROAD, OTFORD,	SHOP AND	30.73	£230				
	SEVENOAKS, KENT, TN14 5PB	PREMISES						
	5, SEVENOAKS ROAD, OTFORD,	SHOP AND	100.9	£230				
SEVENOAKS, KENT, TN14 5PB PREMISES	SEVENOAKS, KENT, TN14 5PB	PREMISES						
	6A, SEVENOAKS ROAD, OTFORD,	SHOP AND	72.1	£230				
SEVENOAKS, KENT, TN14 5PB PREMISES	SEVENOAKS, KENT, TN14 5PB	PREMISES						
	GND FLR L H S 6, SEVENOAKS ROAD,		27.1	£230				
OTFORD, SEVENOAKS, KENT, TN14 PREMISES	OTFORD, SEVENOAKS, KENT, TN14	PREMISES						

Address	Description	Size (m²)	£/m² annual rental indications			
SMALL RETAIL EXAMPLES						
5PB						
2, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	121.94	£230			
4A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	59.4	£230			
4B, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	57.83	£230			
6, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	124.37	£230			
8, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	72.29	£230			
21, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	SHOP AND PREMISES	19.3	£230			
24, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	204.89	£230			
57, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	16.4	£230			
59A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	28.75	£230			
59, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	15.8	£230			
61A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	15	£230			
61, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	28	£230			
89, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	81	£230			
91, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	67.06	£230			

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	XAMPLES	
93, ST JOHNS HILL, SEVENOAKS, KENT,	SHOP AND	112.06	£230
TN13 3PE	PREMISES	112.00	1230
109-111, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	267.98	£230
113-115, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	175.77	£230
114, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	100.5	£230
116, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	49.8	£230
117, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	79.66	£230
118, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	51.3	£230
119, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	80.4	£230
120-122, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	107.93	£230
121, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	59.2	£230
123, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	213.02	£230
125B, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	112.5	£230
127, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	48.1	£230
129, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	63.3	£230
133, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	47.8	£230

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
135-137, ST JOHNS HILL, SEVENOAKS,	SHOP AND	150.81	£230
KENT, TN13 3PE	PREMISES	130.01	1230
142, ST JOHNS HILL, SEVENOAKS,	SHOP AND	126.3	£230
KENT, TN13 3PF	PREMISES		
144, ST JOHNS HILL, SEVENOAKS,	SHOP AND	50.54	£230
KENT, TN13 3PF	PREMISES		
154, ST JOHNS HILL, SEVENOAKS,	SHOP AND	25.9	£230
KENT, TN13 3PF	PREMISES		
38A, DARTFORD ROAD, SEVENOAKS,	SHOP AND	67.2	£225
KENT, TN13 3TQ	PREMISES		
40, DARTFORD ROAD, SEVENOAKS,	SHOP AND	66.27	£225
KENT, TN13 3TQ	PREMISES		
41, DARTFORD ROAD, SEVENOAKS,	SHOP AND	35.8	£225
KENT, TN13 3TE	PREMISES		
42, DARTFORD ROAD, SEVENOAKS,	SHOP AND	96.58	£225
KENT, TN13 3TQ	PREMISES		
43-45, DARTFORD ROAD, SEVENOAKS,	SHOP AND	89.5	£225
KENT, TN13 3TE	PREMISES		
44, DARTFORD ROAD, SEVENOAKS,	SHOP AND	71.7	£225
KENT, TN13 3TQ	PREMISES		
46, DARTFORD ROAD, SEVENOAKS,	SHOP AND	22.3	£225
KENT, TN13 3TQ	PREMISES		
47, DARTFORD ROAD, SEVENOAKS,	SHOP AND	98.3	£225
KENT, TN13 3TE	PREMISES		
49, DARTFORD ROAD, SEVENOAKS,	SHOP AND	41.5	£225
KENT, TN13 3TE	PREMISES		
1, ST BOTOLPHS ROAD, SEVENOAKS,	SHOP AND	35.23	£225
KENT, TN13 3AJ	PREMISES		
3, ST BOTOLPHS ROAD, SEVENOAKS,	SHOP AND	64.3	£225
KENT, TN13 3AJ	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL I	EXAMPLES	
5, ST BOTOLPHS ROAD, SEVENOAKS,	SHOP AND	43	£225
KENT, TN13 3AJ	PREMISES		
1, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	70.8	£225
2, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	69.7	£225
3, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	76.2	£225
4-5, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	154.84	£225
6-7, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	153.85	£225
8-9, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	141.08	£225
10, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	73.69	£225
11, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	84.5	£225
12, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	52.25	£225
5, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	SHOP AND PREMISES	504.3	£220
61, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AW	SHOP AND PREMISES	10.46	£220
1, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	45.19	£215
3, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	23.4	£215
5-7, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	58.3	£215

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
9, LONDON ROAD, RIVERHEAD,	SHOP AND	20.4	£215
SEVENOAKS, KENT, TN13 2BH	PREMISES		
21-23, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	34.86	£215
25, LONDON ROAD, RIVERHEAD,	SHOP AND	70.7	£215
SEVENOAKS, KENT, TN13 2BU	PREMISES		
27, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	54.05	£215
28B, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	22.9	£215
28, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	97.68	£215
29, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	41.8	£215
30, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	46.24	£215
32, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	49.86	£215
34, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	50.17	£215
GND FLR 28A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	32.4	£215
LAMBOURNE HOUSE 30A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	186.66	£215
1, RIVER PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DA	SHOP AND PREMISES	55.1	£215
2, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	101.6	£215

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
3, THE SQUARE, SEVENOAKS, KENT,	SHOP AND	68.68	£215
TN13 2AA	PREMISES	00.00	
4, THE SQUARE, SEVENOAKS, KENT,	SHOP AND	92.42	£215
TN13 2AA	PREMISES		
103A, LONDON ROAD, SEVENOAKS,	SHOP AND	42.3	£210
KENT, TN13 1BH	PREMISES		
103, LONDON ROAD, SEVENOAKS,	SHOP AND	52.34	£210
KENT, TN13 1BH	PREMISES		
107, LONDON ROAD, SEVENOAKS,	SHOP AND	83.5	£210
KENT, TN13 1BH	PREMISES		
109-113, LONDON ROAD, SEVENOAKS,	SHOP AND	724.3	£210
KENT, TN13 1BH	PREMISES		
117-119, LONDON ROAD, SEVENOAKS,	SHOP AND	101.19	£210
KENT, TN13 1BH	PREMISES		
118A, LONDON ROAD, SEVENOAKS,	SHOP AND	63.3	£210
KENT, TN13 1BA	PREMISES		
118C, LONDON ROAD, SEVENOAKS,	SHOP AND	80.97	£210
KENT, TN13 1BA	PREMISES		
135-137, LONDON ROAD, SEVENOAKS,	SHOP AND	68.7	£210
KENT, TN13 1BH	PREMISES		
GND FLR 105, LONDON ROAD,	SHOP AND	49.09	£210
SEVENOAKS, KENT, TN13 1BH	PREMISES		
THE LIMES, COBDEN ROAD,	SHOP AND	103.3	£205
SEVENOAKS, KENT, TN13 3UB	PREMISES		
28A, HOLLY BUSH LANE, SEVENOAKS,	SHOP AND	29.45	£205
KENT, TN13 3TH	PREMISES		
121, WICKENDEN ROAD, SEVENOAKS,	SHOP AND	21.4	£205
KENT, TN13 3PW	PREMISES		
TELECOM HOUSE 123, WICKENDEN	SHOP AND	39.7	£205
ROAD, SEVENOAKS, KENT, TN13 3NR	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	XAMPLES	
26A, HIGH STREET, SEVENOAKS, KENT,	SHOP AND	35.28	£200
TN13 1HX	PREMISES		
31, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	77.32	£200
33, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	83.6	£200
37, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	71.27	£200
40, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	176.6	£200
153, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	39.8	£200
157, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	201.12	£200
145A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	19.76	£180
1-2, OLD SCHOOL WALK, LONDON ROAD, SEVENOAKS, KENT, TN13 1AD	SHOP AND PREMISES	91.27	£180
4, OLD SCHOOL WALK, LONDON ROAD, SEVENOAKS, KENT, TN13 1AD	SHOP AND PREMISES	27.49	£180
44, SEAL ROAD, SEVENOAKS, KENT, TN14 5AR	SHOP AND PREMISES	148.7	£180
46, SEAL ROAD, SEVENOAKS, KENT, TN14 5AR	SHOP AND PREMISES	197.3	£180
26, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	76.72	£150
28, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	76.72	£150
30-32, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT,	SHOP AND PREMISES	275.6	£150

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
TN15 6HD			
34, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	66.3	£150
36, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.68	£150
38, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.7	£150
40, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	67.3	£150
42, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.8	£150
44, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EB	SHOP AND PREMISES	64.7	£150
1, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	45.69	£150
2, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	45.3	£150
3-4, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	128.3	£150
5, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	82.94	£150
6, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	124.1	£150
9, CHURCH ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6DT	SHOP AND PREMISES	23.2	£140

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
103, MAIN ROAD, SUNDRIDGE,	SHOP AND	85.56	£140
SEVENOAKS, KENT, TN14 6EQ	PREMISES		
9, THE SQUARE, SEVENOAKS, KENT, TN13 2AB	SHOP AND PREMISES	129.24	£140
THE BLACK BARN, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 OAL	SHOP AND PREMISES	24.32	£130
13, HIGH STREET, SEVENOAKS, KENT, TN13 1HZ	SHOP AND PREMISES	35.4	£130
BUTCHERS SHOP, IDE HILL, SEVENOAKS, KENT, TN14 6JN	SHOP AND PREMISES	37.8	£125
48, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	111.76	£125
50, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	103.35	£125
162, LONDON ROAD, SEVENOAKS, KENT, TN13 2JA	SHOP AND PREMISES	26.2	£125
74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	SHOP AND PREMISES	219.12	£120
46, TELSTON LANE, OTFORD, SEVENOAKS, KENT, TN14 5LA	SHOP AND PREMISES	21.06	£120
THE BAKERY, THE GREEN, SEVENOAKS, KENT, TN13 3RH	SHOP AND PREMISES	78.1	£115
19, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YE	SHOP AND PREMISES	32	£115
BUTCHERS SHOP, WINDMILL ROAD, WEALD, SEVENOAKS, KENT, TN14 6PJ	SHOP AND PREMISES	18.2	£115
3, CHURCH ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7HE	SHOP AND PREMISES	26.3	£110
THE OLD POST OFFICE, CHURCH ROAD, HALSTEAD, SEVENOAKS, KENT,	SHOP AND PREMISES	135.42	£110

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL I	EXAMPLES	
TN14 7HE			
BUTCHERS SHOP, HIGH STREET, KEMSING, SEVENOAKS, KENT, TN15 6NB	SHOP AND PREMISES	39.25	£110
4, HIGH STREET, SHOREHAM, SEVENOAKS, KENT, TN14 7TD	SHOP AND PREMISES	41.1	£110
HANCOCKS, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	SHOP AND PREMISES	46.39	£110
THE POST OFFICE, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	SHOP AND PREMISES	11.7	£110
LHS CLAREMONT HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EU	SHOP AND PREMISES	54.54	£110
RHS CLAREMONT HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EU	SHOP AND PREMISES	51.28	£110
KNOCKHOLT VILLAGE STORES, MAIN ROAD, KNOCKHOLT, SEVENOAKS, KENT, TN14 7LD	SHOP AND PREMISES	37.3	£110
KEMSING POST OFFICE 1, ST EDITHS ROAD, KEMSING, SEVENOAKS, KENT, TN15 6PT	SHOP AND PREMISES	21.6	£110
1, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	69.4	£110
2, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	84.9	£110
3, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15	SHOP AND	70.4	£110

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
6RE	PREMISES		
4, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.2	£110
5, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	126.28	£110
7, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.65	£110
8, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.2	£110
19-21, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	SHOP AND PREMISES	110.37	£110
21A, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	SHOP AND PREMISES	48.49	£110
HEAVER TROPICS, HEAVER TRADING ESTATE, ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7HJ	SHOP AND PREMISES	50.7	£100
110, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	174.95	£100
112, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	71.35	£100
114, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	60.6	£100
116, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	77.8	£100
118, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	175.3	£100

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
122, LONDON ROAD, DUNTON GREEN,	SHOP AND	55.9	£100
SEVENOAKS, KENT, TN13 2UT	PREMISES		
124-126, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	107.21	£100
128, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	106.8	£100
151-153, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UP	SHOP AND PREMISES	70.7	£100
GND FLR FRT 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	SHOP AND PREMISES	373.12	£100
CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	SHOP AND PREMISES	372.75	£100
22, STATION ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2XA	SHOP AND PREMISES	70.57	£100
18, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UE	SHOP AND PREMISES	207.87	£75
20, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UE	SHOP AND PREMISES	61.3	£75
THE FARM SHOP, OLD LONDON ROAD, BADGERS MOUNT, SEVENOAKS, KENT, TN14 3AE	SHOP AND PREMISES	45.52	£75
ADJ POLHILL ARMS, POLHILL, HALSTEAD, SEVENOAKS, KENT, TN14 7BG	SHOP AND PREMISES	16.9	£75
THE HOP SHOP CASTLE FARM, SHOREHAM ROAD, SHOREHAM, SEVENOAKS, KENT, TN14 7UB	SHOP AND PREMISES	29.6	£70
KGL CAMPING AT CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	SHOP AND PREMISES	36.6	£60

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
UNIT 24, HEAVER TRADING ESTATE, ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7HJ	SHOP AND PREMISES	24.5	£35
11, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	96.2	£320
12, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	89.91	£320
13, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	95	£320
14, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	82.3	£320
15, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	84.89	£320
16, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	57.68	£320
17, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	65.4	£320
46, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	66.2	£320
47, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	53.5	£320
48, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	74.36	£320
49, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	79.9	£320
50, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	96.9	£320
51, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	185.72	£320
52, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	188.57	£320
53, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	99.73	£320

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
LUNN POLY LTD 10, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	168.4	£320
SUPERDRUG STORES PLC 10, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	677.3	£320
1, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	170.4	£320
2, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	65.3	£320
3, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	81.5	£320
4, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	73.3	£320
23, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	37.8	£300
24, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	181.6	£300
32, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	264	£300
34, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	72.1	£300
35, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	69.37	£300
36, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	68.76	£300
38-39, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	312.85	£300
GND FLR 40, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	77.36	£290
25A, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	746.29	£275
25B, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	152.19	£275
31, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	38.9	£250

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
41, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	38.4	£240
BATH STORE, NIGHTINGALE HOUSE, LONDON ROAD, SWANLEY, KENT, BR8 7AB	SHOP AND PREMISES	323.29	£220
1A, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	21.9	£210
3, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	44.64	£210
5, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	87.71	£210
6, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	47.4	£210
7, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	55.4	£210
9, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	184.9	£210
11, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	76.53	£210
12, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	70.72	£210
13, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	70.6	£210
14, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	98.58	£210
15, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	142.84	£210
21, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	64.5	£210
23, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	159.03	£210
39, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	128.1	£210
41, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	88.5	£210

Address	Description	Size (m²)	£/m² annual rental indications			
SMALL RETAIL EXAMPLES						
42, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	32.9	£210			
43, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	45	£210			
44, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	47.4	£210			
45-47, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	479.34	£210			
50, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	48.44	£210			
GND FLR 10, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	32.01	£210			
RURAL AGE CONCERN DARENT VALLEY PT 27-37, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	471.69	£210			
3, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	115.5	£210			
5, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	41.12	£210			
7, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	48	£210			
9, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	71.7	£210			
11-13, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	134.41	£210			
21, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	84.87	£210			
23, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	125.31	£210			
25, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	78	£210			
27-29, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	155.38	£210			
31, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	72.1	£210			

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL EX	KAMPLES	
33, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	86.5	£210
35, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	117.1	£210
37, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	69.8	£210
39-41, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	97.69	£210
43, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	21.9	£210
ALDI STORES LTD, ST MARYS ROAD, SWANLEY, KENT, BR8 7BU	SUPERMARKET AND PREMISES	1385.09	£165
60, TOP DARTFORD ROAD, SWANLEY, KENT, BR8 7SQ	SHOP AND PREMISES	59.99	£165
1, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	47.32	£150
2, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	98.41	£150
3, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	20.2	£150
4-5, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	99.04	£150
6, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	47.6	£150
7, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	28.9	£150
25, COLLEGE ROAD, SWANLEY, KENT, BR8 7LN	SHOP AND PREMISES	49.02	£150
2, HOME HILL, SWANLEY, KENT, BR8 7RR	SHOP AND PREMISES	136.15	£150
14, HOME HILL, SWANLEY, KENT, BR8 7RR	SHOP AND PREMISES	199.92	£150
9, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	60.15	£150

Address	Description	Size (m²)	£/m² annual rental indications
	SMALL RETAIL E	EXAMPLES	
11, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	92	£150
13, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	53.68	£150
15, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	110.33	£150
22, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	31.4	£150
24, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	244.6	£150
26, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	77.29	£150
36, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	49.5	£150
42, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	113.7	£150
42, TOP DARTFORD ROAD, SWANLEY, KENT, BR8 7SQ	SHOP AND PREMISES	42.3	£150
CLIVE HOUSE 7, CRAY ROAD, SWANLEY, KENT, BR8 8LN	SHOP AND PREMISES	104.6	£135
7A, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	68.96	£125
31, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	70.7	£100
33, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	85.45	£100
35, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	70	£100
37, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	78.4	£100
1, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	33.62	£100
2, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	30.7	£100

Address	Description	Size (m²)	£/m² annual rental indications		
SMALL RETAIL EXAMPLES					
3, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	15.6	£100		
KINGSWOOD STORES, LONDON ROAD, SWANLEY, KENT, BR8 7AQ	SHOP AND PREMISES	142.3	£100		
11, LYNDEN WAY, SWANLEY, KENT, BR8 7DN	SHOP AND PREMISES	53.14	£100		
13, LYNDEN WAY, SWANLEY, KENT, BR8 7DN	SHOP AND PREMISES	64.72	£100		
1, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	92.8	£100		
2, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	35.27	£100		
3, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	46.99	£100		
4, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	46.13	£100		
5, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	43.66	£100		
6, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	87.9	£100		
7, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	57.6	£100		
8, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	105.37	£100		
38, SHURLOCK AVENUE, SWANLEY, KENT, BR8 7ST	SHOP AND PREMISES	76.1	£100		
42, SHURLOCK AVENUE, SWANLEY, KENT, BR8 7ST	SHOP AND PREMISES	76	£100		
WEST VIEW STORES, WEST VIEW ROAD, SWANLEY, KENT, BR8 8BW	SHOP AND PREMISES	64.15	£100		
37, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	1374.76	£36		
ALSO SEE EG	GI EXTRACTS AT THE	E END OF THIS APPEND	DIX		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLES		
1ST FLR OFFICE 5 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	46.88	£170
1ST FLR OFFICE 6 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	36	£170
1ST FLR OFFICE 6A AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	29.05	£170
OFFICE 3 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	39.85	£170
HEATING HOUSE, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICE AND PREMISES	72.5	£170
OFFICE 1 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	134.55	£150
OFFICE 2 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	93.49	£150
ECCLES END, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	OFFICES AND PREMISES	100.38	£140
THE OLD STATION HOUSE, HEVER ROAD, HEVER, EDENBRIDGE, KENT, TN8 7ER	OFFICES AND PREMISES	156.56	£125
ACORN HOUSE, TONBRIDGE ROAD, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7AU	OFFICES AND PREMISES	61.9	£125
BUILDING A, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	761.32	£120
THE CLOCK HOUSE, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	132.8	£120
THE OLD GOAT HOUSE, DENCROSS FARM, ROMAN ROAD, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PN	OFFICES AND PREMISES	91.97	£120

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	ES .	
THE OLD FORGE, GABRIELS FARM, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PP	OFFICES AND PREMISES	52.63	£120
THE OLD LAUNDRY, GABRIELS FARM, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PP	OFFICES AND PREMISES	17.99	£120
HURST FARM BUILDINGS, HURST FARM, DAIRY LANE, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6RA	OFFICES AND PREMISES	94.01	£120
UNIT A, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	134.89	£120
UNIT B, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	306.81	£120
UNIT C, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	319.27	£120
UNIT D, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	164.01	£120
MARLBRIDGE HOUSE, ENTERPRISE WAY, EDENBRIDGE, KENT, TN8 6HF	OFFICES AND PREMISES	470.4	£115
R/O 1-2, CROFT LANE, EDENBRIDGE, KENT, TN8 5BA	OFFICE AND PREMISES	14.2	£110
MIDDLE FLR, HEATH HOUSE, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6ST	OFFICES AND PREMISES	180.76	£110
1ST FLR 13A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	29.68	£110
1ST FLR 37-41, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	OFFICE AND PREMISES	148.1	£110
1ST FLR 56, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	OFFICES AND PREMISES	58.4	£110
2B, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	OFFICES AND PREMISES	43.85	£110
2C, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	OFFICES AND PREMISES	38.8	£110

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLES	S	
9, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	31.7	£110
11, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	78.1	£110
35A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	OFFICES AND PREMISES	38.1	£110
36A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	OFFICES AND PREMISES	117.39	£110
77A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	53.5	£110
82A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICE AND PREMISES	55.5	£110
92A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	79.3	£110
102, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	94.54	£110
124-126, HIGH STREET, EDENBRIDGE, KENT, TN8 5AY	OFFICES AND PREMISES	121.52	£110
128, HIGH STREET, EDENBRIDGE, KENT, TN8 5AY	OFFICES AND PREMISES	354.29	£110
141A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	OFFICES AND PREMISES	40.8	£110
143A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	OFFICES AND PREMISES	48.7	£110
GND & 1ST FLRS 97A-99A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	191.2	£110
GND FLR 92, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	38.1	£110
WATERMILL HOUSE 87, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	154.52	£110
1ST FLR ORPIN HOUSE 1, HILDERS LANE, EDENBRIDGE, KENT, TN8 6JX	OFFICES AND PREMISES	40.85	£110
EMBLEM HOUSE, HILDERS LANE, EDENBRIDGE, KENT, TN8 6JX	OFFICE AND PREMISES	41	£110
11, LINGFIELD ROAD, EDENBRIDGE, KENT, TN8 5DR	OFFICES AND PREMISES	147.3	£110
APEX HOUSE, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	OFFICES AND PREMISES	288.06	£110

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLES	5	
ENVIROTECH HOUSE 1, MARLPIT HILL, MAIN ROAD, EDENBRIDGE, KENT, TN8 6JE	OFFICES AND PREMISES	154.96	£110
MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	313.13	£110
MILLIONS, MILL HILL, EDENBRIDGE, KENT, TN8 5BU	OFFICES AND PREMISES	103	£110
OFFICE 2 AT MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	17.02	£110
OFFICE 3 AT MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	20.4	£110
EDENBRIDGE LOCAL OFFICE, STANGROVE PARK, EDENBRIDGE, KENT, TN8 5LU	OFFICES AND PREMISES	63.86	£110
1ST FLR SOUTHON HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	142.81	£110
GND FLR SOUTHON HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	135.05	£110
THE KIOSK, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	20.8	£110
1ST FLR 1, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	OFFICES AND PREMISES	97.39	£110
TIMBERS, STATION ROAD, EDENBRIDGE, KENT, TN8 5NB	OFFICES AND PREMISES	88.09	£110
PT UNIT H1, COMMERCE WAY, EDENBRIDGE, KENT, TN8 6ED	OFFICES AND PREMISES	59.47	£100
1ST FLR LHS UNIT K, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	20.93	£95
1ST FLR RHS UNIT K, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	48.16	£95
1ST FLR UNIT T3 DECOTEL HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	78.47	£95
1ST FLR, MONZA HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EJ	OFFICES AND PREMISES	89.5	£95
GND FLR FRONT UNIT 2, ENTERPRISE WAY, EDENBRIDGE, KENT, TN8 6HF	OFFICES AND PREMISES	138.28	£90
UNIT 4A, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8	OFFICES AND PREMISES	139.33	£90

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLES	S	
6EL			
UNIT 4B, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122.45	£90
UNIT 5A, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	119.95	£90
UNIT 5B, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	141.5	£90
UNIT 1A, NORTON HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122.7	£90
THE GATEHOUSE, WARSOP TRADING ESTATE, HEVER ROAD, EDENBRIDGE, KENT, TN8 5LD	OFFICES AND PREMISES	76.02	£90
UNIT 3, EURO HOUSE, STATION ROAD, EDENBRIDGE, KENT, TN8 6HQ	OFFICES AND PREMISES	247.6	£85
UNIT 1, NORTON HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	172.48	£85
CRAYFORD PRESS UNIT I, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EJ	OFFICES AND PREMISES	250.5	£80
GND FLR UNIT T3 DECOTEL HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	75.15	£80
UNIT 1, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122	£75
UNIT 2A, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	71.74	£75
UNIT 2B, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	37.48	£75
UNIT 3, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	189.8	£75

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLE	ES .	
	-1		
THE ENGINE SHED BROOKERS FARM,	OFFICES AND		
STONEWALL PARK, CHIDDINGSTONE	PREMISES	63.06	£60
HOATH, EDENBRIDGE, KENT, TN8 7DD			
ROOM F2 AT 15, LIME TREE WALK,	OFFICES AND	11.7	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM F3 AT 15, LIME TREE WALK,	OFFICES AND	11.2	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM F4 AT 15, LIME TREE WALK,	OFFICES AND	6.18	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM F5 AT 15, LIME TREE WALK,	OFFICES AND	12.6	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM F7 AT 15, LIME TREE WALK,	OFFICES AND	8.54	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM F8 AT 15, LIME TREE WALK,	OFFICES AND	9.05	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM G1 AT 15, LIME TREE WALK,	OFFICES AND	8.01	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM G2 AT 15, LIME TREE WALK,	OFFICES AND	7.5	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM S1 AT 15, LIME TREE WALK,	OFFICES AND	8.93	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOMS G3 & G4 AT 15, LIME TREE WALK,	OFFICES AND	14	£300
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM S2 AT 15, LIME TREE WALK,	OFFICES AND	14.7	£286
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM G5 AT 15, LIME TREE WALK,	OFFICES AND	17.8	£275
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM S3 AT 15, LIME TREE WALK,	OFFICES AND	17.7	£275
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM F1 AT 15, LIME TREE WALK,	OFFICES AND	20.8	£264
SEVENOAKS, KENT, TN13 1YH	PREMISES		
ROOM F6 AT 15, LIME TREE WALK,	OFFICES AND	21.7	£253
SEVENOAKS, KENT, TN13 1YH	PREMISES		
UNIT 1 1ST FLR 9, WEST END, KEMSING,	OFFICES AND	8.32	£225
SEVENOAKS, KENT, TN15 6PX	PREMISES		
UNIT 4 1ST FLR 9, WEST END, KEMSING,	OFFICES AND	15.6	£225
SEVENOAKS, KENT, TN15 6PX	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
UNIT 5 1ST FLR 9, WEST END, KEMSING,	OFFICES AND	10.29	£225
SEVENOAKS, KENT, TN15 6PX	PREMISES		
UNIT 6 1ST FLR 9, WEST END, KEMSING,	OFFICES AND	7.9	£225
SEVENOAKS, KENT, TN15 6PX	PREMISES		
UNIT 7 1ST FLR 9, WEST END, KEMSING,	OFFICES AND	8.1	£225
SEVENOAKS, KENT, TN15 6PX	PREMISES		
UNIT 8 1ST FLR 9, WEST END, KEMSING,	OFFICES AND	7.9	£225
SEVENOAKS, KENT, TN15 6PX	PREMISES		
UNITS 2-3 1ST FLR 9, WEST END, KEMSING,	OFFICES AND	20.34	£225
SEVENOAKS, KENT, TN15 6PX	PREMISES		
9A, ST JULIANS, UNDERRIVER, SEVENOAKS,	OFFICES AND	6.72	£215
KENT, TN15 ORX	PREMISES		
2ND FLR 3, AKEHURST LANE, SEVENOAKS,	OFFICES AND	39.63	£180
KENT, TN13 1JN	PREMISES		
GND AND 1ST FLRS 3, AKEHURST LANE,	OFFICES AND	203.4	£180
SEVENOAKS, KENT, TN13 1JN	PREMISES		
45, ARGYLE ROAD, SEVENOAKS, KENT,	OFFICES AND	111	£180
TN13 1HG	PREMISES	12.10	64.00
THE AVENUE CLINIC AT 11, AVENUE ROAD,	OFFICES AND	13.19	£180
SEVENOAKS, KENT, TN13 3UR	PREMISES	224 50	64.00
1ST FLR, BEADLE HOUSE, LONDON ROAD,	OFFICES AND	334.59	£180
SEVENOAKS, KENT, TN13 2JD  2ND FLR, BEADLE HOUSE, LONDON ROAD,	PREMISES OFFICES AND	372.9	£180
SEVENOAKS, KENT, TN13 2JD	PREMISES	572.9	1100
3 OAK COURT 67-72, BETHEL ROAD,	OFFICES AND	132.3	£190
SEVENOAKS, KENT, TN13 3UE	PREMISES	152.5	£180
1ST FLR 5, BLIGHS COURT, SEVENOAKS,	OFFICES AND	94.82	£180
KENT, TN13 1DD	PREMISES	34.02	1100
1ST FLR 6, BLIGHS ROAD, SEVENOAKS,	OFFICES AND	143.27	£180
KENT, TN13 1DA	PREMISES	143.27	1100
1, BLIGHS ROAD, SEVENOAKS, KENT, TN13	OFFICES AND	115.98	£180
1DA	PREMISES	113.30	1100
3-4, BLIGHS ROAD, SEVENOAKS, KENT,	OFFICES AND	243.34	£180
TN13 1DA	PREMISES	5.5 !	
1ST FLR 2, BLIGHS WALK, SEVENOAKS,	OFFICES AND	139.55	£180
KENT, TN13 1DB	PREMISES	- 3.22	
2ND FLR 7, BLIGHS WALK, SEVENOAKS,	OFFICES AND	205	£180
KENT, TN13 1DB	PREMISES		
ROOM 1 1ST FLR 7, BLIGHS WALK,	OFFICES AND	40.76	£180
SEVENOAKS, KENT, TN13 1DB	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
			Terreal marcations
	OFFICES EXAMPLES	•	
ROOM 2 1ST FLR 7, BLIGHS WALK,	OFFICES AND	52	£180
SEVENOAKS, KENT, TN13 1DB	PREMISES		
ROOM 3 1ST FLR 7, BLIGHS WALK,	OFFICES AND	52.49	£180
SEVENOAKS, KENT, TN13 1DB	PREMISES		
VSU YOUTH IN ACTION, BRADBOURNE	OFFICES AND	108.7	£180
SCHOOL, BRADBOURNE VALE ROAD,	PREMISES		
SEVENOAKS, KENT, TN13 3LE			
SEVENOAKS TOWN COUNCIL,	OFFICES AND	192.6	£180
BRADBOURNE VALE ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 3QG		00.5	04.00
1ST FLR 4, BREWERY LANE, SEVENOAKS,	TANNING STUDIO	90.5	£180
KENT, TN13 1DF	AND PREMISES	F0.40	04.00
1, BREWERY LANE, SEVENOAKS, KENT,	OFFICES AND	59.43	£180
TN13 1DF	PREMISES	06.55	64.00
5A, BREWERY LANE, SEVENOAKS, KENT,	OFFICES AND	96.55	£180
TN13 1DF	PREMISES	160.50	C100
1ST FLR SACKVILLE HOUSE 55, BUCKHURST	OFFICES AND	168.58	£180
AVENUE, SEVENOAKS, KENT, TN13 1LZ 36, BUCKHURST AVENUE, SEVENOAKS,	PREMISES OFFICES AND	46.12	C190
KENT, TN13 1LZ	PREMISES	40.12	£180
	OFFICES AND	131.12	C190
GND FLR SACKVILLE HOUSE 55, BUCKHURST AVENUE, SEVENOAKS, KENT,	PREMISES	131.12	£180
TN13 1LZ	PREIVIISES		
BUCKHURST HOUSE 44, BUCKHURST LANE,	OFFICES AND	86.8	£180
SEVENOAKS, KENT, TN13 1LZ	PREMISES	00.8	1100
CITIZENS ADVICE BUREAU, BUCKHURST	OFFICES AND	42.3	£180
LANE, SEVENOAKS, KENT, TN13 1HW	PREMISES	72.5	1100
1ST FLR WATERMILL HOUSE, CHEVENING	OFFICES AND	162.7	£180
ROAD, CHIPSTEAD, SEVENOAKS, KENT,	PREMISES	102.7	1100
TN13 2RY			
2ND FLR WATERMILL HOUSE, CHEVENING	OFFICES AND	162.7	£180
ROAD, CHIPSTEAD, SEVENOAKS, KENT,	PREMISES		
TN13 2RY			
3RD FLR WATERMILL HOUSE, CHEVENING	OFFICES AND	94.49	£180
ROAD, CHIPSTEAD, SEVENOAKS, KENT,	PREMISES		
TN13 2RY			
GND FLR WATERMILL HOUSE, CHEVENING	OFFICES AND	127.9	£180
ROAD, CHIPSTEAD, SEVENOAKS, KENT,	PREMISES		
TN13 2RY			

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLES		
44, CHIPSTEAD PARK, SEVENOAKS, KENT,	OFFICES AND	28.6	£180
TN13 2SN	PREMISES	20.0	1100
GND FLR REAR 1, COBDEN ROAD,	OFFICES AND	18.96	£180
SEVENOAKS, KENT, TN13 3UB	PREMISES		
ROOM 6 1ST FLR 1, COBDEN ROAD,	OFFICES AND	17.85	£180
SEVENOAKS, KENT, TN13 3UB	PREMISES		
ROOM 7 1ST FLR 1, COBDEN ROAD,	OFFICES AND	12.41	£180
SEVENOAKS, KENT, TN13 3UB	PREMISES		
ROOMS 8 & 9 1ST FLR 1, COBDEN ROAD,	OFFICES AND	21.76	£180
SEVENOAKS, KENT, TN13 3UB	PREMISES		
GND FLR TRICON HOUSE, COFFEE HOUSE	OFFICES AND	165.8	£180
YARD, LONDON ROAD, SEVENOAKS, KENT,	PREMISES		
TN13 1AH			
PRUDENTIAL ASSURANCE COMPANY LTD,	OFFICES AND	154.8	£180
COFFEE HOUSE YARD, LONDON ROAD,	PREMISES		
SEVENOAKS, KENT, TN13 1AH			
1ST & 2ND FLRS 49, DARTFORD ROAD,	OFFICES AND	43.9	£180
SEVENOAKS, KENT, TN13 3TE	PREMISES		
1ST FLR 38, DARTFORD ROAD, SEVENOAKS,	OFFICES AND	42.56	£180
KENT, TN13 3TQ	PREMISES		
2ND FLR 38, DARTFORD ROAD,	OFFICES AND	28.8	£180
SEVENOAKS, KENT, TN13 3TQ	PREMISES		
40A, DARTFORD ROAD, SEVENOAKS, KENT,	OFFICES AND	93.87	£180
TN13 3TQ	PREMISES		
71, DARTFORD ROAD, SEVENOAKS, KENT,	DENTAL	146.39	£180
TN13 3TE	LABORATORY AND		
	PREMISES		
STANLEY HOUSE 49, DARTFORD ROAD,	OFFICE AND	74.3	£180
SEVENOAKS, KENT, TN13 3TE	PREMISES		
3A, DORSET STREET, SEVENOAKS, KENT,	OFFICES AND	80.9	£180
TN13 1LL	PREMISES		
8B, DORSET STREET, SEVENOAKS, KENT,	OFFICES AND	48.5	£180
TN13 1LL	PREMISES		
1ST FLR FRT & PT 3RD FLR, ECA COURT 24-	OFFICES AND	201.96	£180
26, SOUTH PARK, SEVENOAKS, KENT, TN13	PREMISES		
1DU			
2ND FLR, ECA COURT 24-26, SOUTH PARK,	OFFICES AND	534.48	£180
SEVENOAKS, KENT, TN13 1DU	PREMISES		
GND & PT 3RD FLR, ECA COURT 24-26,	OFFICES AND	623.18	£180
SOUTH PARK, SEVENOAKS, KENT, TN13	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
1DU			
1ST & 2ND FLR 149, HIGH STREET,	OFFICES AND	67.93	£180
SEVENOAKS, KENT, TN13 1XJ	PREMISES		
1ST 2ND & 3RD FLRS 67, HIGH STREET,	OFFICES AND	198.2	£180
SEVENOAKS, KENT, TN13 1JY	PREMISES		
1ST FLR 53-55, HIGH STREET, SEVENOAKS,	OFFICES AND	289.11	£180
KENT, TN13 1JF	PREMISES	00.0	0400
1ST FLR 94A, HIGH STREET, SEVENOAKS,	OFFICES AND	89.8	£180
KENT, TN13 1LP	PREMISES	444.00	54.00
1ST FLR 96, HIGH STREET, SEVENOAKS,	OFFICES AND	444.88	£180
KENT, TN13 1LP	PREMISES  OFFICE AND	146.4	£180
1ST FLR FRONT L H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	PREMISES	140.4	1180
1ST FLR FRONT R H S 136, HIGH STREET,	OFFICE AND	239.02	£180
SEVENOAKS, KENT, TN13 1XA	PREMISES	233.02	1100
1ST FLR REAR 136, HIGH STREET,	OFFICE AND	161.4	£180
SEVENOAKS, KENT, TN13 1XA	PREMISES	101.1	1100
2ND FLR 87-93, HIGH STREET, SEVENOAKS,	OFFICES AND	162.1	£180
KENT, TN13 1LE	PREMISES		
2ND FLR 94A, HIGH STREET, SEVENOAKS,	OFFICES AND	40.85	£180
KENT, TN13 1LP	PREMISES		
2ND FLR 96, HIGH STREET, SEVENOAKS,	OFFICES AND	129.7	£180
KENT, TN13 1LP	PREMISES		
2ND FLR FRONT L H S 136, HIGH STREET,	OFFICE AND	217.6	£180
SEVENOAKS, KENT, TN13 1XA	PREMISES		
2ND FLR FRONT R H S 136, HIGH STREET,	OFFICE AND	210.71	£180
SEVENOAKS, KENT, TN13 1XA	PREMISES		
63A-65A FRONT, HIGH STREET,	OFFICES AND	113.49	£180
SEVENOAKS, KENT, TN13 1JY	PREMISES		
63A-65A REAR, HIGH STREET, SEVENOAKS,	OFFICES AND	60.49	£180
KENT, TN13 1JY	PREMISES		
GND FLR FRONT 34-36, HIGH STREET,	OFFICES AND	137.2	£180
SEVENOAKS, KENT, TN13 1JG	PREMISES		
MANOR VILLA 165, HIGH STREET,	OFFICES AND	245.3	£180
SEVENOAKS, KENT, TN13 1XJ	PREMISES	275	212-
PT 1ST & PT 2ND FLRS 136, HIGH STREET,	OFFICE AND	258.27	£180
SEVENOAKS, KENT, TN13 1XA	PREMISES	E0.43	64.00
SUITE 1 AT 77, HIGH STREET, SEVENOAKS,	OFFICES AND	58.13	£180
KENT, TN13 1LD	PREMISES		

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLE	ES	
	1		
SUITE 2 AT 77, HIGH STREET, SEVENOAKS,	OFFICES AND	38.8	£180
KENT, TN13 1LD	PREMISES		
SUITE 3 AT 77, HIGH STREET, SEVENOAKS,	OFFICES AND	37.3	£180
KENT, TN13 1LD	PREMISES		
SUITE 4 AT 77, HIGH STREET, SEVENOAKS,	OFFICES AND	38.7	£180
KENT, TN13 1LD	PREMISES		
THE STUDIO 149A, HIGH STREET,	OFFICES AND	43.94	£180
SEVENOAKS, KENT, TN13 1XJ	PREMISES		
UNIT 1 1ST FLR 145, HIGH STREET,	OFFICE AND	41.6	£180
SEVENOAKS, KENT, TN13 1XJ	PREMISES		
UNIT 2 1ST FLR 145, HIGH STREET,	OFFICE AND	22.8	£180
SEVENOAKS, KENT, TN13 1XJ	PREMISES		
UNIT 3 2ND FLR 145, HIGH STREET,	OFFICE AND	53.3	£180
SEVENOAKS, KENT, TN13 1XJ	PREMISES		
UNIT 4 2ND FLR 145, HIGH STREET,	OFFICE AND	28.2	£180
SEVENOAKS, KENT, TN13 1XJ	PREMISES		
1ST FLOOR 48, HOLLY BUSH LANE,	OFFICES AND	38.4	£180
SEVENOAKS, KENT, TN13 3TL	PREMISES		
1ST FLR 54, HOLLY BUSH LANE,	OFFICES AND	36.98	£180
SEVENOAKS, KENT, TN13 3TL	PREMISES		
OFFICES 1 & 2 AT 52, HOLLY BUSH LANE,	OFFICES AND	84.81	£180
SEVENOAKS, KENT, TN13 3TL	PREMISES		
RADCLIFFE HOUSE, HOMEFIELD ROAD,	OFFICES AND	77.52	£180
SEVENOAKS, KENT, TN13 2DU	PREMISES		
3, LOCKS YARD, HIGH STREET, SEVENOAKS,	OFFICES AND	127.36	£180
KENT, TN13 1LT	PREMISES		
OFFICE AT DUNTON GREEN PAVILION,	OFFICES AND	7.19	£180
LONDON ROAD, DUNTON GREEN,	PREMISES		
SEVENOAKS, KENT, TN13 2UR			
1ST FLR 28A, LONDON ROAD, RIVERHEAD,	OFFICES AND	33.05	£180
SEVENOAKS, KENT, TN13 2DE	PREMISES		
1ST FLR 50, LONDON ROAD, RIVERHEAD,	OFFICE AND	57	£180
SEVENOAKS, KENT, TN13 2DE	PREMISES		
3A, LONDON ROAD, RIVERHEAD,	OFFICE	23.7	£180
SEVENOAKS, KENT, TN13 2BH			
AMHERST HOUSE 22-26, LONDON ROAD,	OFFICES AND	292.6	£180
RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	PREMISES		
1ST FLR & PT 2ND FLR 66, LONDON ROAD,	OFFICES AND	791.76	£180
SEVENOAKS, KENT, TN13 1AT	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	ES .	
1ST FLR 42-44, LONDON ROAD,	OFFICES AND	151.86	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES		
1ST FLR 46, LONDON ROAD, SEVENOAKS,	OFFICES AND	56.17	£180
KENT, TN13 1AS	PREMISES		
1ST FLR 50-52, LONDON ROAD,	OFFICES AND	157.87	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES		
1ST FLR 71, LONDON ROAD, SEVENOAKS,	OFFICES AND	160.4	£180
KENT, TN13 1AX	PREMISES		
2ND FLR 50-52, LONDON ROAD,	OFFICES AND	157.87	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES		
2ND FLR 71, LONDON ROAD, SEVENOAKS,	OFFICES AND	157.64	£180
KENT, TN13 1AX	PREMISES		
3RD FLR 71, LONDON ROAD, SEVENOAKS,	OFFICES AND	71.48	£180
KENT, TN13 1AX	PREMISES		
43B, LONDON ROAD, SEVENOAKS, KENT,	OFFICES AND	56.26	£180
TN13 1AR	PREMISES		
65A, LONDON ROAD, SEVENOAKS, KENT,	OFFICES AND	38.7	£180
TN13 1AU	PREMISES		
69C, LONDON ROAD, SEVENOAKS, KENT,	OFFICES AND	96.2	£180
TN13 1AX	PREMISES		
ICM HOUSE, LONDON ROAD, SEVENOAKS,	OFFICES AND	978.97	£180
KENT, TN13 1DE	PREMISES		
OFFICE 1 AT 48, LONDON ROAD,	OFFICES AND	11.9	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES		2122
OFFICE 10 AT 48, LONDON ROAD,	OFFICES AND	8.29	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES	42.45	64.00
OFFICE 2 AT 48, LONDON ROAD,	OFFICES AND	12.15	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES	0.00	C100
OFFICE 3 AT 48, LONDON ROAD,	OFFICES AND	8.69	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES	16.21	C100
OFFICE 5 AT 48, LONDON ROAD,	OFFICES AND PREMISES	16.31	£180
SEVENOAKS, KENT, TN13 1AS  OFFICE 6 AT 48, LONDON ROAD,	OFFICES AND	9.23	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES	9.23	1180
OFFICE 7 AT 48, LONDON ROAD,	OFFICES AND	17.2	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES	1/.2	1100
OFFICE 8 AT 48, LONDON ROAD,	OFFICES AND	17.97	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES	17.37	1100
OFFICE 9 AT 48, LONDON ROAD,	OFFICES AND	8.29	£180
SEVENOAKS, KENT, TN13 1AS	PREMISES	0.23	2100

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EVANABLE		
	OFFICES EXAMPLE	5	
DT 2ND FIR CC LONDON DOAD	OFFICES AND	110.26	C100
PT 2ND FLR 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	OFFICES AND PREMISES	119.36	£180
PT GND FLR 71, LONDON ROAD,	OFFICES AND	99.17	£180
SEVENOAKS, KENT, TN13 1AX	PREMISES	99.17	1100
1ST FLR 1, OAK COURT 67-72, BETHEL	OFFICES AND	50.44	£180
ROAD, SEVENOAKS, KENT, TN13 3UE	PREMISES	50.44	1100
2, OAK COURT 67-72, BETHEL ROAD,	OFFICES AND	118.66	£180
SEVENOAKS, KENT, TN13 3UE	PREMISES	110.00	1100
GND FLR 1, OAK COURT 67-72, BETHEL	OFFICES AND	46.05	£180
ROAD, SEVENOAKS, KENT, TN13 3UE	PREMISES	40.03	1100
GND FLR LHS, OAK HOUSE, LONDON ROAD,	OFFICES AND	245.4	£180
SEVENOAKS, KENT, TN13 1AF	PREMISES	243.4	1100
GND FLR RHS, OAK HOUSE, LONDON	OFFICES AND	134.5	£180
ROAD, SEVENOAKS, KENT, TN13 1AF	PREMISES	154.5	1100
SEVENOAKS TENANTS LTD, OAKHILL ROAD,	OFFICES AND	35.4	£180
SEVENOAKS, KENT, TN13 1NY	PREMISES		
1ST FLR 13, PEMBROKE ROAD,	OFFICES AND	73.8	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
1ST FLR 4, PEMBROKE ROAD, SEVENOAKS,	OFFICES AND	202.63	£180
KENT, TN13 1XR	PREMISES		
1ST FLR LHS 2, PEMBROKE ROAD,	OFFICES AND	55.7	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
1ST FLR MIDDLE REAR 2, PEMBROKE	OFFICES AND	17.6	£180
ROAD, SEVENOAKS, KENT, TN13 1XR	PREMISES		
1ST FLR RHS 2, PEMBROKE ROAD,	OFFICES AND	81.31	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
2ND FLR 26-28, PEMBROKE ROAD,	OFFICES AND	266.4	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
6, PEMBROKE ROAD, SEVENOAKS, KENT,	OFFICES AND	499.15	£180
TN13 1XR	PREMISES		
GND & 1ST FLRS 26-28, PEMBROKE ROAD,	OFFICES AND	752.94	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
GND FLR 4, PEMBROKE ROAD, SEVENOAKS,	OFFICES AND	193.6	£180
KENT, TN13 1XR	PREMISES		
GND FLR LHS 2, PEMBROKE ROAD,	OFFICES AND	73.67	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
GND FLR RHS 2, PEMBROKE ROAD,	OFFICES AND	50.35	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
PROSPECT HOUSE 8, PEMBROKE ROAD,	OFFICES AND	819.75	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLI	ES	
PT GND FLR 2, PEMBROKE ROAD,	OFFICES AND	31.7	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
SUITE 1 2ND FLR 2, PEMBROKE ROAD,	OFFICES AND	35.46	£180
SEVENOAKS, KENT, TN13 1XR	PREMISES		
SUITE 2 2ND FLR 2 PEMBROKE ROAD	OFFICES AND	60.84	£180
SEVENOAKS KENT TN13 1XR, PEMBROKE	PREMISES		
ROAD, SEVENOAKS, KENT, TN13 1XR			
CLINIC AT 5, POUND LANE, SEVENOAKS,	OFFICES AND	14.62	£180
KENT, TN13 3TB	PREMISES		
ROCKDALE LODGE, ROCKDALE ROAD,	OFFICES AND	164.22	£180
SEVENOAKS, KENT, TN13 1JT	PREMISES		
UNIT A, RYEDALE COURT, LONDON ROAD,	OFFICES AND	237.4	£180
RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	PREMISES		
UNIT B, RYEDALE COURT, LONDON ROAD,	OFFICES AND	241	£180
RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	PREMISES		
UNIT C, RYEDALE COURT, LONDON ROAD,	OFFICES AND	244.5	£180
RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	PREMISES		
UNIT D, RYEDALE COURT, LONDON ROAD,	OFFICES AND	242.4	£180
RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	PREMISES		
4, SEVENOAKS STATION, LONDON ROAD,	OFFICES AND	71.7	£180
SEVENOAKS, KENT, TN13 1DP	PREMISES		
UNIT 6, SEVENOAKS STATION, LONDON	OFFICES AND	13.95	£180
ROAD, SEVENOAKS, KENT, TN13 1DP	PREMISES		
1ST FLR REAR ECA COURT 24-26, SOUTH	OFFICES AND	335.21	£180
PARK, SEVENOAKS, KENT, TN13 1DU	PREMISES		
ANTON HOUSE, SOUTH PARK, SEVENOAKS,	OFFICES AND	192.8	£180
KENT, TN13 1EB	PREMISES		
SOUTH PARK STUDIOS, SOUTH PARK,	OFFICES AND	101.38	£180
SEVENOAKS, KENT, TN13 1AN	PREMISES		
1B, ST JAMES ROAD, SEVENOAKS, KENT,	OFFICES AND	72.9	£180
TN13 3NH	PREMISES		
6, ST JAMES ROAD, SEVENOAKS, KENT,	OFFICES AND	11	£180
TN13 3NH	PREMISES		
CAXTON HOUSE 20-22, ST JOHNS HILL,	OFFICES AND	269.8	£180
SEVENOAKS, KENT, TN13 3NP	PREMISES		
SUITE 1 117A, ST JOHNS HILL, SEVENOAKS,	OFFICES AND	11.2	£180
KENT, TN13 3PE	PREMISES		
SUITE 2 117A, ST JOHNS HILL, SEVENOAKS,	OFFICES AND	18.2	£180
KENT, TN13 3PE	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
			rental indications
	OFFICES EXAMPLE	ES	
SUITE 3 117A, ST JOHNS HILL, SEVENOAKS,	OFFICES AND	10.52	£180
KENT, TN13 3PE	PREMISES		
SUITE 4 117A, ST JOHNS HILL, SEVENOAKS,	OFFICES AND	16.9	£180
KENT, TN13 3PE	PREMISES		
SUITE 5 117A, ST JOHNS HILL, SEVENOAKS,	OFFICES AND	21.3	£180
KENT, TN13 3PE	PREMISES		
1ST FLR LHS 1, SUFFOLK WAY, SEVENOAKS,	OFFICES AND	199.3	£180
KENT, TN13 1YL	PREMISES		
1ST FLR RHS 1, SUFFOLK WAY, SEVENOAKS,	OFFICES AND	278.6	£180
KENT, TN13 1YL	PREMISES		
2ND FLR 1, SUFFOLK WAY, SEVENOAKS,	OFFICES AND	464.2	£180
KENT, TN13 1YL	PREMISES		
GND FLR LHS FRONT AT 1, SUFFOLK WAY,	OFFICES AND	46.6	£180
SEVENOAKS, KENT, TN13 1YL	PREMISES		
MKLDAS, THE COBDEN CENTRE, COBDEN	OFFICES AND	13.4	£180
ROAD, SEVENOAKS, KENT, TN13 3UB	PREMISES		2122
RELATE, THE COBDEN CENTRE, COBDEN	OFFICES AND	30	£180
ROAD, SEVENOAKS, KENT, TN13 3UB	PREMISES	20.0	04.00
WOMENS ROYAL VOLUNTARY SERVICE,	OFFICES AND	30.9	£180
THE COBDEN CENTRE, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	PREMISES		
1, THE DRIVE, SEVENOAKS, KENT, TN13	OFFICES AND	318.5	£180
3AB	PREMISES	310.3	1100
1, THE MEWS 16, HOLLY BUSH LANE,	OFFICES AND	110.9	£180
SEVENOAKS, KENT, TN13 3TH	PREMISES	110.9	1100
2, THE MEWS 16, HOLLY BUSH LANE,	OFFICES AND	117.84	£180
SEVENOAKS, KENT, TN13 3TH	PREMISES	117.04	1100
3, THE MEWS 16, HOLLY BUSH LANE,	OFFICES AND	178.42	£180
SEVENOAKS, KENT, TN13 3TH	PREMISES		
4, THE MEWS 16, HOLLY BUSH LANE,	OFFICES AND	87.8	£180
SEVENOAKS, KENT, TN13 3TH	PREMISES		
5, THE MEWS 16, HOLLY BUSH LANE,	OFFICES AND	23.9	£180
SEVENOAKS, KENT, TN13 3TH	PREMISES		
1, THE SHAMBLES, SEVENOAKS, KENT,	OFFICES AND	140.53	£180
TN13 1LJ	PREMISES		
1ST & 2ND FLRS 2, THE SQUARE,	OFFICES AND	61.3	£180
SEVENOAKS, KENT, TN13 2AA	PREMISES		
1ST FLR 3, THE SQUARE, SEVENOAKS,	OFFICE AND	65.5	£180
KENT, TN13 2AA	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
			Terital indications
	OFFICES EXAMPLE	S	
	<u> </u>		1
2ND FLR 1, THE SQUARE, SEVENOAKS,	OFFICE AND	63.6	£180
KENT, TN13 2AA	PREMISES		
2ND FLR 3, THE SQUARE, SEVENOAKS,	OFFICE AND	64.3	£180
KENT, TN13 2AA	PREMISES		
GND FLR 1, THE SQUARE, SEVENOAKS,	OFFICE AND	81.8	£180
KENT, TN13 2AA	PREMISES		
GND FLR LHS AND 1ST FLR THE GRANARY,	OFFICES AND	83.24	£180
WATERMILL HOUSE, CHEVENING ROAD,	PREMISES		
CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY			
THE STABLES & GND FLR RHS THE	OFFICES AND	82.32	£180
GRANARY, WATERMILL HOUSE,	PREMISES		
CHEVENING ROAD, CHIPSTEAD,			
SEVENOAKS, KENT, TN13 2RY			
1ST FLR 5, WEALDEN PLACE, BRADBOURNE	OFFICES AND	39.45	£180
VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	PREMISES		
17A, WEALDEN PLACE, BRADBOURNE VALE	OFFICES AND	22.45	£180
ROAD, SEVENOAKS, KENT, TN13 3QQ	PREMISES		
GND FLR 5, WEALDEN PLACE,	OFFICES AND	25.94	£180
BRADBOURNE VALE ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 3QQ			
2, WEBBS COURT, BUCKHURST AVENUE,	OFFICES AND	134.6	£180
SEVENOAKS, KENT, TN13 1LZ	PREMISES		
3, WEBBS COURT, BUCKHURST AVENUE,	OFFICE AND	60	£180
SEVENOAKS, KENT, TN13 1LZ	PREMISES		
SUITE 1 AT 1, WEBBS COURT, BUCKHURST	OFFICES AND	36.3	£180
AVENUE, SEVENOAKS, KENT, TN13 1LZ	PREMISES		
SUITE 2 AT 1, WEBBS COURT, BUCKHURST	OFFICES AND	10.41	£180
AVENUE, SEVENOAKS, KENT, TN13 1LZ	PREMISES		
SUITE 3 AT 1, WEBBS COURT, BUCKHURST	OFFICES AND	21.2	£180
AVENUE, SEVENOAKS, KENT, TN13 1LZ	PREMISES		
SUITE 4 AT 1, WEBBS COURT, BUCKHURST	OFFICES AND	16.4	£180
AVENUE, SEVENOAKS, KENT, TN13 1LZ	PREMISES		
MARKERSTUDY HOUSE 45, WESTERHAM	OFFICES AND	643.81	£180
ROAD, SEVENOAKS, KENT, TN13 2QB	PREMISES		
2ND FLR LHS 1, AKEHURST LANE,	OFFICES AND	34.96	£173
SEVENOAKS, KENT, TN13 1JN	PREMISES		
GND FLR LHS 1, AKEHURST LANE,	OFFICES AND	77.31	£173
SEVENOAKS, KENT, TN13 1JN	PREMISES		
PT GND FLR & 1ST FLR 1, AKEHURST LANE,	OFFICES AND	129.51	£173
SEVENOAKS, KENT, TN13 1JN	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
TOWNSEND CHAMBERS, AMHERST HILL,	OFFICES AND	147.45	£173
SEVENOAKS, KENT, TN13 2EL	PREMISES		
2ND & 3RD FLRS 154, HIGH STREET,	OFFICES AND	685.63	£173
SEVENOAKS, KENT, TN13 1XE	PREMISES		
GND FLR 154, HIGH STREET, SEVENOAKS,	OFFICES AND	326.57	£173
KENT, TN13 1XE	PREMISES		
RIVERPOINT HOUSE, LONDON ROAD,	OFFICES AND	476.5	£173
RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	PREMISES		
101, LONDON ROAD, SEVENOAKS, KENT,	OFFICES AND	1324.1	£173
TN13 1AX	PREMISES		
OLD CABINET HOUSE 120A, LONDON	OFFICES AND	111.2	£173
ROAD, SEVENOAKS, KENT, TN13 1BA	PREMISES		
SUITE 1 2ND FLR 160, LONDON ROAD,	OFFICES AND	929.76	£173
SEVENOAKS, KENT, TN13 1DJ	PREMISES		
7, OAKHILL ROAD, SEVENOAKS, KENT,	OFFICES AND	1347.4	£173
TN13 1NW	PREMISES		
9, PEMBROKE ROAD, SEVENOAKS, KENT,	OFFICES AND	115.3	£173
TN13 1XR	PREMISES		
15, PEMBROKE ROAD, SEVENOAKS, KENT,	OFFICES AND	395.4	£173
TN13 1XR	PREMISES		
21, PEMBROKE ROAD, SEVENOAKS, KENT,	OFFICES AND	136.9	£173
TN13 1XR	PREMISES	220 5	6472
30, PEMBROKE ROAD, SEVENOAKS, KENT,	OFFICES AND	220.5	£173
TN13 1XR	PREMISES	272.0	C172
7-9, ST BOTOLPHS ROAD, SEVENOAKS,	OFFICES AND PREMISES	372.8	£173
1ST FLR, SUFFOLK HOUSE 154, HIGH	OFFICES AND	547.38	£173
STREET, SEVENOAKS, KENT, TN13 1XE	PREMISES	347.36	11/3
1ST FLR ST JOHNS HOUSE, SUFFOLK WAY,	OFFICES AND	451.7	£173
SEVENOAKS, KENT, TN13 1TG	PREMISES	451.7	11/3
3RD FLR 1, SUFFOLK WAY, SEVENOAKS,	OFFICES AND	330.8	£173
KENT, TN13 1YL	PREMISES	330.0	11/3
GND FLR ST JOHNS HOUSE, SUFFOLK WAY,	OFFICES AND	450.98	£173
SEVENOAKS, KENT, TN13 1TG	PREMISES	430.30	-1,5
1ST FLR 2, EAST POINT, HIGH STREET, SEAL,	OFFICES AND	65.2	£170
SEVENOAKS, KENT, TN15 0EG	PREMISES	33.2	•
1, EAST POINT, HIGH STREET, SEAL,	OFFICE AND	66.4	£170
SEVENOAKS, KENT, TN15 0EG	PREMISES		
2ND FLR 2, EAST POINT, HIGH STREET,	OFFICES AND	49	£170
SEAL, SEVENOAKS, KENT, TN15 0EG	PREMISES		

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLI	ES	_
3, EAST POINT, HIGH STREET, SEAL,	OFFICES AND	154.7	£170
SEVENOAKS, KENT, TN15 0EG	PREMISES		
4, EAST POINT, HIGH STREET, SEAL,	OFFICES AND	130.87	£170
SEVENOAKS, KENT, TN15 0EG	PREMISES		
5, EAST POINT, HIGH STREET, SEAL,	OFFICES AND	89.7	£170
SEVENOAKS, KENT, TN15 0EG	PREMISES		
6, EAST POINT, HIGH STREET, SEAL,	OFFICES AND	102.5	£170
SEVENOAKS, KENT, TN15 0EG	PREMISES		
7, EAST POINT, HIGH STREET, SEAL,	OFFICES AND	71.1	£170
SEVENOAKS, KENT, TN15 0EG	PREMISES		
6A, HIGH STREET, OTFORD, SEVENOAKS,	OFFICES AND	30.77	£170
KENT, TN14 5PG	PREMISES		
1, LAKE VIEW STABLES, LOWER ST CLERE,	OFFICES AND	45.36	£170
ST CLERE, KEMSING, SEVENOAKS, KENT,	PREMISES		
TN15 6NL	0551056 4415	70.04	6470
2, LAKE VIEW STABLES, LOWER ST CLERE,	OFFICES AND	70.24	£170
ST CLERE, KEMSING, SEVENOAKS, KENT,	PREMISES		
TN15 6NL  3A, LAKE VIEW STABLES, LOWER ST CLERE,	OFFICES AND	92.90	£170
ST CLERE, KEMSING, SEVENOAKS, KENT,	PREMISES	82.89	11/0
TN15 6NL	PREIVIISES		
3B, LAKE VIEW STABLES, LOWER ST CLERE,	OFFICES AND	88.71	£170
ST CLERE, KEMSING, SEVENOAKS, KENT,	PREMISES	00.71	1170
TN15 6NL	T INCIVIIOES		
4, LAKE VIEW STABLES, LOWER ST CLERE,	OFFICES AND	49.16	£170
ST CLERE, KEMSING, SEVENOAKS, KENT,	PREMISES		
TN15 6NL			
1ST FL RHS WEALD HOUSE 88, MAIN	OFFICES AND	524.5	£170
ROAD, SUNDRIDGE, SEVENOAKS, KENT,	PREMISES		
TN14 6ER			
166, MAIN ROAD, SUNDRIDGE,	OFFICES AND	166.3	£170
SEVENOAKS, KENT, TN14 6EL	PREMISES		
DARENTH HOUSE, MAIN ROAD,	OFFICES AND	1413.1	£170
SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	PREMISES		
BANK BUILDING, STATION ROAD, OTFORD,	OFFICES AND	92.42	£170
SEVENOAKS, KENT, TN14 5QX	PREMISES		
1ST FLR SOUTH, WEALD HOUSE 88, MAIN	OFFICES AND	684.7	£170
ROAD, SUNDRIDGE, SEVENOAKS, KENT,	PREMISES		
TN14 6ER			

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
GND FLR NORTH FRONT, WEALD HOUSE	OFFICES AND	145.19	£170
88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	PREMISES		
GND FLR NORTH REAR, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	355.81	£170
GND FLR SOUTH, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT,	OFFICES AND PREMISES	609.68	£170
TN14 6ER  1ST FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	137.4	£165
2ND FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	378.86	£165
7TH FLR LHS & PT RHS, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	275.1	£165
AYLESFERNIE PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	60	£165
NATIONAL MUTUAL LIFE ASSURANCE PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	125.3	£165
PT RHS 7TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	99.32	£165
SUITE A (1) 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	78.95	£165
SUITE A (2) 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	66.24	£165
SUITE A 3RD FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	180.52	£165
SUITE A 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	53.17	£165

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLE	S	
SUITE B 3RD FLR, BLOCK B1, TUBS HILL	OFFICES AND	189.22	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL			
SUITE B 5TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	26.48	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL			
SUITE B 6TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	80.1	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL			
SUITE B 8TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	168.18	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL	OFFICES AND	66.87	£165
SUITE C 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES	66.87	1105
KENT, TN13 1BL	FILLIVIISES		
SUITE D (1) 5TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	46.79	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES	10.75	1100
KENT, TN13 1BL			
SUITE D (2) 5TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	47.77	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL			
SUITE D 6TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	94.7	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL			
SUITE E 5TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	39.39	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL			0.105
SUITE E 6TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	99.06	£165
HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	PREMISES		
SUITE F 5TH FLR, BLOCK B1, TUBS HILL	OFFICES AND	54.69	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES	34.09	1105
KENT, TN13 1BL	FILLIVIISES		
TRANSMAAR PT 4TH FLR, BLOCK B1, TUBS	OFFICES AND	147.5	£165
HILL HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES	117.0	
KENT, TN13 1BL			
1ST FLR, BLOCK B2, TUBS HILL HOUSE,	OFFICES AND	137.4	£165
LONDON ROAD, SEVENOAKS, KENT, TN13	PREMISES		
1BL			
3RD FLR, BLOCK B2, TUBS HILL HOUSE,	OFFICES AND	375.6	£165
LONDON ROAD, SEVENOAKS, KENT, TN13	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
1BL			
4TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	371.67	£165
5TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	387.38	£165
6TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	374.12	£165
7TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	375.52	£165
8TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	328.6	£165
GATEWAY CONTAINERS UK LTD, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	68.8	£165
SPINNAKER BUSINESS SOFTWARE LTD PT 2ND FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	85.3	£165
TRUST RESEARCH SERVICES LTD PT 2ND FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	217.4	£165
5, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 ORX	OFFICES AND PREMISES	12.2	£165
6, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 ORX	OFFICES AND PREMISES	57.26	£165
7, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 ORX	OFFICES AND PREMISES	58.1	£165
8, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 ORX	OFFICES AND PREMISES	46	£165
9, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 ORX	OFFICES AND PREMISES	20.5	£165
10, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 ORX	OFFICES AND PREMISES	18.71	£165

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLI	ES	
11A, ST JULIANS, UNDERRIVER,	OFFICES AND	27	£165
SEVENOAKS, KENT, TN15 ORX	PREMISES		
11, ST JULIANS, UNDERRIVER, SEVENOAKS,	OFFICES AND	42.8	£165
KENT, TN15 ORX	PREMISES		
12, ST JULIANS, UNDERRIVER, SEVENOAKS,	OFFICES AND	28.32	£165
KENT, TN15 ORX	PREMISES		
13, ST JULIANS, UNDERRIVER, SEVENOAKS,	OFFICE AND	11.96	£165
KENT, TN15 ORX	PREMISES		
14-15, ST JULIANS, UNDERRIVER,	OFFICES AND	59.41	£165
SEVENOAKS, KENT, TN15 ORX	PREMISES		
16, ST JULIANS, UNDERRIVER, SEVENOAKS,	OFFICES AND	28.73	£165
KENT, TN15 ORX	PREMISES		
19, ST JULIANS, UNDERRIVER, SEVENOAKS,	OFFICES AND	16.1	£165
KENT, TN15 ORX	PREMISES		
GND FLR REAR, TUBS HILL HOUSE,	OFFICES AND	381.8	£165
LONDON ROAD, SEVENOAKS, KENT, TN13	PREMISES		
1BL			
SUITE A 6TH FLR BLOCK B1, TUBS HILL	OFFICES AND	68.1	£165
HOUSE, LONDON ROAD, SEVENOAKS,	PREMISES		
KENT, TN13 1BL			
1ST FLR FRT RHS 16, SOUTH PARK,	OFFICES AND	126.8	£163
SEVENOAKS, KENT, TN13 1AN	PREMISES		
1ST FLR LHS 16, SOUTH PARK, SEVENOAKS,	OFFICES AND	313.1	£163
KENT, TN13 1AN	PREMISES		
1ST FLR REAR RHS 16, SOUTH PARK,	OFFICES AND	174.5	£163
SEVENOAKS, KENT, TN13 1AN	PREMISES		
2ND FLR 16, SOUTH PARK, SEVENOAKS,	OFFICES AND	608.65	£163
KENT, TN13 1AN	PREMISES		
GND FLR 16, SOUTH PARK, SEVENOAKS,	OFFICES AND	600.3	£163
KENT, TN13 1AN	PREMISES		
1ST FLR ST JOHNS HOUSE 2A,	OFFICES AND	49	£160
BRADBOURNE ROAD, SEVENOAKS, KENT,	PREMISES		
TN13 3PY			
BST & GND FLR FRT 1, COBDEN ROAD,	OFFICES AND	47.5	£160
SEVENOAKS, KENT, TN13 3UB	PREMISES		
ROOM S4 AT 15, LIME TREE WALK,	OFFICES AND	50.48	£160
SEVENOAKS, KENT, TN13 1YH	PREMISES	33	
1ST FLR LHS MIDDLE 74, LONDON ROAD,	OFFICES AND	50.43	£160
RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	PREMISES	30.13	2100

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
1ST FLR 105, LONDON ROAD, SEVENOAKS,	OFFICES AND	40.75	£160
KENT, TN13 1BH	PREMISES		
103B, LONDON ROAD, SEVENOAKS, KENT,	OFFICES AND	37	£160
TN13 1BH	PREMISES		
11A, ST BOTOLPHS ROAD, SEVENOAKS,	OFFICES AND	30.9	£160
KENT, TN13 3AJ	PREMISES		
113A, ST JOHNS HILL, SEVENOAKS, KENT,	OFFICES AND	38.2	£160
TN13 3PE	PREMISES		
115A, ST JOHNS HILL, SEVENOAKS, KENT,	OFFICES AND	42.83	£160
TN13 3PE	PREMISES		
1ST & 2ND FLRS 132, HIGH STREET,	OFFICES AND	80.1	£158
SEVENOAKS, KENT, TN13 1XA	PREMISES		
1ST & 2ND FLRS 82, HIGH STREET,	OFFICES AND	114.09	£158
SEVENOAKS, KENT, TN13 1LP	PREMISES		
1ST FLR 105, HIGH STREET, SEVENOAKS,	OFFICES AND	82.28	£158
KENT, TN13 1UP	PREMISES		
1ST FLR 57, HIGH STREET, SEVENOAKS,	OFFICES AND	70.1	£158
KENT, TN13 1JF	PREMISES	70.01	21.70
2ND FLR 205, HIGH STREET, SEVENOAKS,	OFFICES AND	50.61	£158
KENT, TN13 1UP	PREMISES	47.40	0.4.5.0
2ND FLR 43, HIGH STREET, SEVENOAKS,	OFFICES AND	47.48	£158
KENT, TN13 1JF	PREMISES	F4 F7	C1E0
2ND FLR 72, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	OFFICES AND PREMISES	51.57	£158
35, HIGH STREET, SEVENOAKS, KENT, TN13	OFFICES AND	69.2	£158
1JD	PREMISES	09.2	1136
43-45, HIGH STREET, SEVENOAKS, KENT,	OFFICES AND	221.53	£158
TN13 1JF	PREMISES	221.33	1130
45, HIGH STREET, SEVENOAKS, KENT, TN13	OFFICES AND	98.77	£158
1JF	PREMISES	30.77	1130
48A, HIGH STREET, SEVENOAKS, KENT,	OFFICES AND	46.71	£158
TN13 1JG	PREMISES		
50, HIGH STREET, SEVENOAKS, KENT, TN13	OFFICES AND	676.5	£158
1JG	PREMISES		
64A, HIGH STREET, SEVENOAKS, KENT,	OFFICES AND	80.96	£158
TN13 1JR	PREMISES		
86A, HIGH STREET, SEVENOAKS, KENT,	OFFICES AND	136.63	£158
TN13 1LP	PREMISES		
116A, HIGH STREET, SEVENOAKS, KENT,	OFFICES AND	131.3	£158
TN13 1UZ	PREMISES		

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLES	5	
	<u> </u>	1	
150A, HIGH STREET, SEVENOAKS, KENT,	OFFICES AND	134.36	£158
TN13 1XE	PREMISES		
156, HIGH STREET, SEVENOAKS, KENT,	OFFICES AND	194.76	£158
TN13 1XE	PREMISES		
1ST & 2ND FLRS 27, LONDON ROAD,	OFFICES AND	53	£158
SEVENOAKS, KENT, TN13 1AR	PREMISES		
1ST FLR 29A, LONDON ROAD, SEVENOAKS,	OFFICES AND	58.6	£158
KENT, TN13 1AR	PREMISES		
1ST FLR 9, LONDON ROAD, SEVENOAKS,	OFFICES AND	109.84	£158
KENT, TN13 1AH	PREMISES		
1ST FLR CHAPEL HOUSE 31B, LONDON	OFFICES AND	95.26	£158
ROAD, SEVENOAKS, KENT, TN13 1AR	PREMISES		
1ST FLR LHS 116, LONDON ROAD,	OFFICES AND	29.2	£158
SEVENOAKS, KENT, TN13 1BA	PREMISES		
1ST FLR RHS 116, LONDON ROAD,	OFFICES AND	49.44	£158
SEVENOAKS, KENT, TN13 1BA	PREMISES		
2ND FLR 29A, LONDON ROAD, SEVENOAKS,	OFFICES AND	44.9	£158
KENT, TN13 1AR	PREMISES		
2ND FLR 9, LONDON ROAD, SEVENOAKS,	OFFICES AND	167.6	£158
KENT, TN13 1AH	PREMISES		
2ND FLR LHS 116, LONDON ROAD,	OFFICES AND	63.9	£158
SEVENOAKS, KENT, TN13 1BA	PREMISES		0450
2ND FLR RHS 116, LONDON ROAD,	OFFICES AND	57	£158
SEVENOAKS, KENT, TN13 1BA	PREMISES	415.2	C1 F 0
ALEXANDER HOUSE 39, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	415.2	£158
BURFORD HOUSE 44, LONDON ROAD,	OFFICES AND	287.69	£158
SEVENOAKS, KENT, TN13 1AS	PREMISES	207.09	1130
GND FLR CHAPEL HOUSE 31B, LONDON	OFFICES AND	103.34	£158
ROAD, SEVENOAKS, KENT, TN13 1AR	PREMISES	103.34	1130
GND FLR LHS 116, LONDON ROAD,	OFFICES AND	60.25	£158
SEVENOAKS, KENT, TN13 1BA	PREMISES	00.23	1130
PT 1ST FLR & 2ND FLR 14-18, LONDON	OFFICES AND	72	£158
ROAD, SEVENOAKS, KENT, TN13 1AJ	PREMISES	, -	
PT 1ST FLR 14-18, LONDON ROAD,	OFFICES AND	109.1	£158
SEVENOAKS, KENT, TN13 1AJ	PREMISES		
GND FLR 5, THE QUADRANT, VICTORIA	OFFICES AND	97.58	£158
ROAD, SEVENOAKS, KENT, TN13 1YD	PREMISES		
PT GND FLR & 1ST FLR 5, THE QUADRANT,	OFFICES AND	148.38	£158
VICTORIA ROAD, SEVENOAKS, KENT, TN13	PREMISES		

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLE	ES	
	<u> </u>		
1YD			
146, ST JOHNS HILL, SEVENOAKS, KENT,	OFFICES AND	54.02	£157
TN13 3PF	PREMISES		
2ND FLR, BECKET HOUSE, VESTRY ROAD,	OFFICES AND	1223.96	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES		0.170
SUITE 1H, BECKET HOUSE, VESTRY ROAD,	OFFICES AND	54.5	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES	5.4.C	6450
SUITE 1J, BECKET HOUSE, VESTRY ROAD,	OFFICES AND PREMISES	54.6	£150
SEVENOAKS, KENT, TN14 5EL	OFFICES AND	40.2	6150
SUITE 1K, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	PREMISES	49.2	£150
SUITE 3A, BECKET HOUSE, VESTRY ROAD,	OFFICES AND	201	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES	201	1130
SUITES 1A & 1G, BECKET HOUSE, VESTRY	OFFICES AND	574.95	£150
ROAD, SEVENOAKS, KENT, TN14 5EL	PREMISES	371.33	1130
SUITE 1, CHAUCER HOUSE, WATERY LANE,	OFFICES AND	47.7	£150
KEMSING, SEVENOAKS, KENT, TN15 6PW	PREMISES		
SUITES 2-4, CHAUCER HOUSE, WATERY	OFFICES AND	176.9	£150
LANE, KEMSING, SEVENOAKS, KENT, TN15	PREMISES		
6PW			
GND FLR BECKET HOUSE, VESTRY ROAD,	OFFICES AND	701.26	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES		
SUITE 1B BECKET HOUSE, VESTRY ROAD,	OFFICES AND	161.83	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES		
SUITE 1BC, VESTRY ROAD, SEVENOAKS,	OFFICES AND	32.79	£150
KENT, TN14 5EL	PREMISES		
SUITE 1C BECKET HOUSE, VESTRY ROAD,	OFFICES AND	112.8	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES		
SUITE 1D BECKET HOUSE, VESTRY ROAD,	OFFICES AND	85.72	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES		
SUITE 3B BECKET HOUSE, VESTRY ROAD,	OFFICES AND	161.55	£150
SEVENOAKS, KENT, TN14 5EL	PREMISES	F0.0	04.40
1A, ST JAMES ROAD, SEVENOAKS, KENT,	OFFICES AND	58.9	£140
TN13 3NH	PREMISES AND	C4 4	C1.40
99, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	61.4	£140
	OFFICES AND	60.2	£140
105, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	PREMISES	00.2	L14U

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	ES	
16, WEALDEN PLACE, BRADBOURNE VALE	OFFICES AND	73.94	£140
ROAD, SEVENOAKS, KENT, TN13 3QQ	PREMISES		
2ND FLR 160, LONDON ROAD, SEVENOAKS,	OFFICES AND	3337.61	£135
KENT, TN13 1DJ	PREMISES		
GND & 1ST FLRS 160, LONDON ROAD,	OFFICES AND	9353.82	£135
SEVENOAKS, KENT, TN13 1DJ	PREMISES		
136, LONDON ROAD, DUNTON GREEN,	OFFICES AND	117.95	£130
SEVENOAKS, KENT, TN13 2UR	PREMISES		
147A, LONDON ROAD, DUNTON GREEN,	OFFICES AND	98.3	£130
SEVENOAKS, KENT, TN13 2UP	PREMISES		
PT 1ST FLR 74, LONDON ROAD,	OFFICES AND	160.12	£130
RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	PREMISES		
24B, LONDON ROAD, SEVENOAKS, KENT,	OFFICES AND	99.5	£130
TN13 1AP	PREMISES		
HENDRY HOUSE 1, OAKHILL ROAD,	OFFICES AND	97.4	£130
SEVENOAKS, KENT, TN13 1NY	PREMISES		
1ST FLR 1, THE SQUARE, SEVENOAKS,	OFFICES AND	89.2	£130
KENT, TN13 2AA	PREMISES		
8, VICTORIA ROAD, SEVENOAKS, KENT,	OFFICES AND	78.2	£130
TN13 1YE	PREMISES		
UNIT 1A, WARREN FARM, MAIN ROAD,	OFFICES AND	127.43	£130
SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	PREMISES		
UNIT 1B, WARREN FARM, MAIN ROAD,	OFFICES AND	107.26	£130
SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	PREMISES		
UNIT 4, WARREN FARM, MAIN ROAD,	OFFICES AND	97	£130
SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	PREMISES		
THE TEA BARN, CASTLE FARM, REDMANS	OFFICES AND	82.89	£125
LANE, SHOREHAM, SEVENOAKS, KENT,	PREMISES		
TN14 7UB			
CHEVENING ESTATE OFFICE, CHEVENING	OFFICES AND	51.9	£125
ROAD, CHEVENING, SEVENOAKS, KENT,	PREMISES		
TN14 6HG			
BRITISH TELECOMMUNICATIONS PLC,	OFFICES AND	16.5	£125
CHILDSBRIDGE LANE, SEAL, SEVENOAKS,	PREMISES		
KENT, TN15 OBU			
12, CHURCH FIELD COTTAGES, LANDWAY,	OFFICES AND	54.77	£125
SEAL, SEVENOAKS, KENT, TN15 ODR	PREMISES		
8, DIPPERS CLOSE, KEMSING, SEVENOAKS,	OFFICES AND	9.91	£125
KENT, TN15 6QD	PREMISES		

LD POST OFFICE STORES, FAWKHAM OAD, WEST KINGSDOWN, SEVENOAKS, ENT, TN15 6JP FALLEON HOUSE, FAWKHAM ROAD, VEST KINGSDOWN, SEVENOAKS, KENT,	OFFICES EXAMPLE  OFFICES AND PREMISES	307.65	rental indications
OAD, WEST KINGSDOWN, SEVENOAKS, ENT, TN15 6JP FALLEON HOUSE, FAWKHAM ROAD,	OFFICES AND		£125
OAD, WEST KINGSDOWN, SEVENOAKS, ENT, TN15 6JP FALLEON HOUSE, FAWKHAM ROAD,		307.65	£125
OAD, WEST KINGSDOWN, SEVENOAKS, ENT, TN15 6JP FALLEON HOUSE, FAWKHAM ROAD,		307.65	£125
OAD, WEST KINGSDOWN, SEVENOAKS, ENT, TN15 6JP FALLEON HOUSE, FAWKHAM ROAD,		307.65	£125
ENT, TN15 6JP FALLEON HOUSE, FAWKHAM ROAD,	PREMISES		
FALLEON HOUSE, FAWKHAM ROAD,			
'EST KINGSDOWN, SEVENOAKS, KENT,	OFFICES AND	293.46	£125
	PREMISES		
N15 6JS			
ST FLR 28A, HIGH STREET, OTFORD,	OFFICES AND	56.9	£125
EVENOAKS, KENT, TN14 5PQ	PREMISES		
1, HIGH STREET, OTFORD, SEVENOAKS,	OFFICES AND	48.02	£125
ENT, TN14 5PG	PREMISES		
ARENTH HOUSE 60, HIGH STREET,	OFFICES AND	402.76	£125
TFORD, SEVENOAKS, KENT, TN14 5TL	PREMISES		
4, HIGH STREET, SEAL, SEVENOAKS, KENT,	OFFICES AND	40.6	£125
N15 0AP	PREMISES		
7, HIGH STREET, SEAL, SEVENOAKS, KENT,	OFFICES AND	250.65	£125
N15 0AW	PREMISES		
		189.69	£125
		40.53	£125
		47.55	£125
		195.78	£125
·			
		31.33	£125
	PREMISES		
	OFFICES AND	20.17	C12F
		29.17	£125
	PREIVIISES		
<u> </u>	OFFICE	12.2	6125
	OFFICE	12.5	1125
	OFFICES AND	206.91	6125
· · · · · · · · · · · · · · · · · · ·		300.01	1123
	TILLIVIIJEJ		
	OFFICES AND	24 94	f125
		24.54	-123
		310 45	£125
,		310.43	-123
OAD, SUNDRIDGE, SEVENOAKS, KENT,	PREMISES	i	
ND FLR 16, HIGH STREET, SEAL, EVENOAKS, KENT, TN15 0AJ  FFICES 1-2 1ST FLR 16, HIGH STREET, EAL, SEVENOAKS, KENT, TN15 0AJ  PA, HIGH STREET, SHOREHAM, EVENOAKS, KENT, TN14 7TB  //HITLEY FARM, IDE HILL, SEVENOAKS, ENT, TN14 6BS  DNSYSTA, KINGS LODGE, LONDON ROAD, //EST KINGSDOWN, SEVENOAKS, KENT, N15 6AR  ALMERS TRAVEL, KINGS LODGE, LONDON DAD, WEST KINGSDOWN, SEVENOAKS, ENT, TN15 6AR IERRIDENE, KNOCKHOLT ROAD, ALSTEAD, SEVENOAKS, KENT, TN14 7EU FEPHEN HILL, LONDON ROAD, WEST NGSDOWN, SEVENOAKS, KENT, TN15 AR  DXES, MAIN ROAD, KNOCKHOLT, EVENOAKS, KENT, TN14 7JE IARKERSTUDY HOUSE 108-112, MAIN	OFFICES AND PREMISES	189.69 40.53 47.55 195.78 31.33 29.17 12.3 306.81 24.94 310.45	£125 £125 £125 £125 £125 £125 £125 £125

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLE	ES	
OFFICES AT GODFREYS, OTFORD ROAD,	OFFICES AND	54.76	£125
SEVENOAKS, KENT, TN14 5EG	PREMISES		
PORTAKABIN 1 AT CHERRY TREE COTTAGE,	OFFICES AND	8.81	£125
OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	PREMISES		
PORTAKABIN 2 AT CHERRY TREE COTTAGE,	OFFICES AND	10.4	£125
OTFORD ROAD, SEVENOAKS, KENT, TN14	PREMISES		
5DN			
THE ANNEXE AT 163, SEAL HOLLOW ROAD,	OFFICES AND	29.5	£125
SEVENOAKS, KENT, TN13 3SP	PREMISES	62.0	C12F
FERNSHAW, SEAL, SEVENOAKS, KENT, TN15 0EZ	OFFICES AND PREMISES	63.8	£125
ROOM 23, SOUTH ASH MANOR, SOUTH	OFFICES AND	18.86	£125
ASH ROAD, ASH, SEVENOAKS, KENT, TN15	PREMISES	10.00	1123
7EN	T INCIVIISES		
UNIT 2, STATION HOUSE, STATION ROAD,	OFFICES AND	37.72	£125
OTFORD, SEVENOAKS, KENT, TN14 5QY	PREMISES		
UNIT 3, STATION HOUSE, STATION ROAD,	OFFICES AND	40.99	£125
OTFORD, SEVENOAKS, KENT, TN14 5QY	PREMISES		
UNIT 4A, STATION HOUSE, STATION ROAD,	OFFICES AND	17.69	£125
OTFORD, SEVENOAKS, KENT, TN14 5QY	PREMISES		
UNIT 4B, STATION HOUSE, STATION ROAD,	OFFICES AND	16.37	£125
OTFORD, SEVENOAKS, KENT, TN14 5QY	PREMISES		
UNIT 5, STATION HOUSE, STATION ROAD,	OFFICES AND	28.66	£125
OTFORD, SEVENOAKS, KENT, TN14 5QY	PREMISES		
OFFICE AT HALL PLACE COTTAGE, STONE	OFFICES AND	97.11	£125
STREET, SEAL, SEVENOAKS, KENT, TN15	PREMISES		
OLG HALSTEAD PHYSIOTHERAPY 26, THE	OFFICES AND	29.34	£125
MEADOWS, HALSTEAD, SEVENOAKS, KENT,	PREMISES	29.34	1123
TN14 7HD	T INCIVIISES		
PT 1ST FLR LHS, THE STABLES, SOUTH ASH	OFFICES AND	38.76	£125
MANOR, SOUTH ASH ROAD, ASH,	PREMISES		
SEVENOAKS, KENT, TN15 7EN			
BROOMSLEIGH FARM OFFICES, WATERY	OFFICES AND	166.69	£125
LANE, SEAL, SEVENOAKS, KENT, TN15 OES	PREMISES		
GND FLR ST JOHNS HOUSE 2A,	OFFICES AND	131.12	£120
BRADBOURNE ROAD, SEVENOAKS, KENT,	PREMISES		
TN13 3PY			

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLE	ES	
	T		
LHS THE OLD GRANARY DIBGATE FARM,	OFFICES AND	94.19	£120
CHEVENING ROAD, SUNDRIDGE,	PREMISES		
SEVENOAKS, KENT, TN14 6AB			
THE OLD CALF HOUSE DIBGATE FARM,	OFFICES AND	105.08	£120
CHEVENING ROAD, SUNDRIDGE,	PREMISES		
SEVENOAKS, KENT, TN14 6AB			
58, COBDEN ROAD, SEVENOAKS, KENT,	OFFICES AND	136.68	£120
TN13 3UB	PREMISES		
GND FLR 80, GRANVILLE ROAD,	OFFICES AND	95.44	£120
SEVENOAKS, KENT, TN13 1HA	PREMISES		
18-20, GREATNESS ROAD, SEVENOAKS,	OFFICES AND	108.2	£120
KENT, TN14 5BY	PREMISES		
THE GRANARY, LAMBERHURST FARM,	OFFICES AND	67.3	£120
SHOREHAM LANE, HALSTEAD, SEVENOAKS,	PREMISES		
KENT, TN14 7BY			
OFFICE AT CHIMHAMS FARM, LONDON	OFFICES AND	365.79	£120
ROAD, WEST KINGSDOWN, SEVENOAKS,	PREMISES		
KENT, TN15 6BT			
THE OAST HOUSE UNIT 3, MICHAELS LANE,	OFFICES AND	95.5	£120
WEST YOKE, ASH, SEVENOAKS, KENT, TN15	PREMISES		
7EP			
UNIT 2, MICHAELS LANE, WEST YOKE, ASH,	OFFICES AND	85.21	£120
SEVENOAKS, KENT, TN15 7HU	PREMISES		
UNIT 5, MICHAELS LANE, WEST YOKE, ASH,	OFFICES AND	53.27	£120
SEVENOAKS, KENT, TN15 7HT	PREMISES		
1ST FLR BAT & BALL STUDIO 168, ST JOHNS	OFFICES AND	103.9	£120
HILL, SEVENOAKS, KENT, TN13 3NX	PREMISES		
16, ST JOHNS HILL, SEVENOAKS, KENT,	OFFICES AND	135	£120
TN13 3NP	PREMISES		
18, ST JOHNS HILL, SEVENOAKS, KENT,	OFFICES AND	136	£120
TN13 3NP	PREMISES		
125A & C, ST JOHNS HILL, SEVENOAKS,	OFFICES AND	89.58	£120
KENT, TN13 3PE	PREMISES		6155
GND FLR BAT & BALL STUDIO 168, ST	OFFICES AND	118.6	£120
JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	PREMISES	446.07	0400
THE OLD MEETING HOUSE, ST JOHNS	OFFICES AND	112.97	£120
ROAD, SEVENOAKS, KENT, TN13 3LR	PREMISES		6116
SOUTH ASH MANOR, SOUTH ASH ROAD,	OFFICES AND	772.46	£119
ASH, SEVENOAKS, KENT, TN15 7EN	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
UNIT 2, R/O MEADOW HOUSE, LONDON	OFFICES AND	217.08	£100
ROAD, WEST KINGSDOWN, SEVENOAKS,	PREMISES	217.08	1100
KENT, TN15 6ER	T KEIVIISES		
1ST FLR UNIT C6, CHAUCER BUSINESS	OFFICES AND	148.1	£95
PARK, WATERY LANE, KEMSING,	PREMISES		
SEVENOAKS, KENT, TN15 6YT			
GND FLR UNIT C6, CHAUCER BUSINESS	OFFICES AND	120.1	£95
PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YT	PREMISES		
LAKESIDE PAVILLION, CHAUCER BUSINESS	OFFICES AND	208.99	£95
PARK, WATERY LANE, KEMSING,	PREMISES		
SEVENOAKS, KENT, TN15 6NR			
UNIT D10, CHAUCER BUSINESS PARK,	OFFICES AND	88.1	£95
WATERY LANE, KEMSING, SEVENOAKS,	PREMISES		
KENT, TN15 6YU	OFFICES AND	78.46	£95
UNIT D9, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS,	PREMISES	78.40	195
KENT, TN15 6YU	T KEIVIISES		
RAMAC HOLDINGS LTD, HARDYS YARD,	OFFICES AND	148.32	£95
LONDON ROAD, RIVERHEAD, SEVENOAKS,	PREMISES		
KENT, TN13 2DN			
2ND FLR OFFICE CHANNEL COMMERCIAL,	OFFICES AND	69.91	£90
PILGRIMS WAY, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TL	PREMISES		
1ST & 2ND FLRS UNIT 16, NORTH DOWNS	OFFICES AND	259.52	£85
BUSINESS PARK, PILGRIMS WAY, DUNTON	PREMISES	233.32	100
GREEN, SEVENOAKS, KENT, TN13 2TL			
GND FLR UNIT 16, NORTH DOWNS	OFFICES AND	169.42	£85
BUSINESS PARK, PILGRIMS WAY, DUNTON	PREMISES		
GREEN, SEVENOAKS, KENT, TN13 2TL	OFFICES AND	100.41	
UNIT 3A, BEECHCROFT FARM, CHAPEL WOOD ROAD, ASH, SEVENOAKS, KENT,	OFFICES AND PREMISES	108.41	£80
TN15 7HX	FILLIVIISES		
UNIT 1A, WARREN COURT FARM,	OFFICES AND	22.79	£80
KNOCKHOLT ROAD, HALSTEAD,	PREMISES		
SEVENOAKS, KENT, TN14 7ER			
UNIT 1B, WARREN COURT FARM,	OFFICES AND	14.55	£80
KNOCKHOLT ROAD, HALSTEAD,	PREMISES		
SEVENOAKS, KENT, TN14 7ER UNIT 1C, WARREN COURT FARM,	OFFICES AND	13.3	£80
KNOCKHOLT ROAD, HALSTEAD,	PREMISES	13.3	LOU

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	ES	_
SEVENOAKS, KENT, TN14 7ER			
UNIT 3B, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	15.54	£80
UNIT 3C, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	35.42	£80
UNITS 2 & 3A, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	58.74	£80
UNIT 7, WINKHURST FARM, COOPERS CORNER, IDE HILL, SEVENOAKS, KENT, TN14 6LB	OFFICES AND PREMISES	54.51	£78
UNIT 6, WINKHURST FARM, COOPERS CORNER, IDE HILL, SEVENOAKS, KENT, TN14 6LB	OFFICES AND PREMISES	77.58	£72
UNIT 2, BARTRAM FARM, OLD OTFORD ROAD, SEVENOAKS, KENT, TN14 5EZ	OFFICES AND PREMISES	61.81	£70
1ST FLR UNIT C1, CHART FARM, STYANTS BOTTOM ROAD, STYANTS BOTTOM, SEAL, SEVENOAKS, KENT, TN15 0ES	OFFICES AND PREMISES	42.32	£45
17, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	298	£210
37, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	83.08	£210
UNIT 1, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	44.21	£175
UNIT 2, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	43.55	£175
UNIT 3, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	47.41	£175
UNIT 4, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	47.31	£175
25, BEVAN PLACE, SWANLEY, KENT, BR8 8BH	OFFICES AND PREMISES	44.8	£170

Address	Description	Size (m²)	£/m² annual
			rental indications
	OFFICES EXAMPLE	S	
	1		
27, SWANLEY CENTRE, SWANLEY, KENT,	OFFICES AND	28.6	£170
BR8 7TH	PREMISES		
28, SWANLEY CENTRE, SWANLEY, KENT,	OFFICES AND	67.5	£170
BR8 7TH	PREMISES		
UNIT 2A AT 33, SWANLEY CENTRE,	OFFICES AND	58.91	£170
SWANLEY, KENT, BR8 7TL	PREMISES		
UNIT 3 AT 33, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	OFFICES AND PREMISES	129.92	£170
· · ·		240.24	C170
1ST & 2ND FLRS 2, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES & PREMISES	340.34	£170
1ST FLR 3, WHITE OAK SQUARE, LONDON	OFFICES &	295.3	£170
ROAD, SWANLEY, KENT, BR8 7AG	PREMISES	233.3	1170
GND FLR 6, WHITE OAK SQUARE, LONDON	OFFICES &	120.1	£170
ROAD, SWANLEY, KENT, BR8 7AG	PREMISES		
LITTLE HEATH, ST MARYS ROAD, SWANLEY,	OFFICES AND	238.41	£133
KENT, BR8 7BU	PREMISES		
1ST & 2ND FLRS 1, WHITE OAK SQUARE,	OFFICES AND	258.73	£133
LONDON ROAD, SWANLEY, KENT, BR8 7AG	PREMISES		
4, WHITE OAK SQUARE, LONDON ROAD,	OFFICES AND	228.8	£133
SWANLEY, KENT, BR8 7AG	PREMISES		
7, WHITE OAK SQUARE, LONDON ROAD,	OFFICES AND	243.24	£133
SWANLEY, KENT, BR8 7AG	PREMISES	400.00	0400
8, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	486.68	£133
GND FLR 1, WHITE OAK SQUARE, LONDON	OFFICES AND	132.73	£133
ROAD, SWANLEY, KENT, BR8 7AG	PREMISES	132.73	1133
GND FLR 2, WHITE OAK SQUARE, LONDON	OFFICES AND	163.5	£133
ROAD, SWANLEY, KENT, BR8 7AG	PREMISES	200.0	
GND FLR 3, WHITE OAK SQUARE, LONDON	OFFICES AND	289.4	£133
ROAD, SWANLEY, KENT, BR8 7AG	PREMISES		
PT GND FLR 5, WHITE OAK SQUARE,	OFFICES AND	84	£133
LONDON ROAD, SWANLEY, KENT, BR8 7AG	PREMISES		
PT GND FLR 5 & 1ST FLR 5-6, WHITE OAK	OFFICES AND	255.08	£133
SQUARE, LONDON ROAD, SWANLEY, KENT,	PREMISES		
BR8 7AG			

Description	Size (m²)	£/m² annual
		rental indications
OFFICES EXAMPLE	ES .	
<u> </u>		
	77.66	£133
	160.45	£133
PREMISES	109.45	1155
OFFICES AND	56.9	£125
PREMISES		
OFFICES AND PREMISES	46	£125
OFFICES AND PREMISES	116.5	£125
OFFICES AND PREMISES	21.38	£125
OFFICES AND PREMISES	41.74	£125
OFFICES AND PREMISES	4.1	£125
OFFICES AND PREMISES	195.71	£125
OFFICES AND PREMISES	17.01	£125
OFFICES AND PREMISES	147.66	£125
OFFICES AND PREMISES	94.7	£125
OFFICES AND PREMISES	74.5	£125
OFFICES AND PREMISES	112.8	£125
OFFICES AND PREMISES	121.48	£125
OFFICES AND PREMISES	36	£125
OFFICES AND	80.3	£125
	OFFICES EXAMPLE  OFFICES AND PREMISES  OFFICES AND PREMISES	OFFICES EXAMPLES  OFFICES AND 77.66 PREMISES  OFFICES AND 169.45 PREMISES  OFFICES AND 46 PREMISES  OFFICES AND 116.5 PREMISES  OFFICES AND 21.38 PREMISES  OFFICES AND 41.74 PREMISES  OFFICES AND 4.1 PREMISES  OFFICES AND 195.71 PREMISES  OFFICES AND 17.01 PREMISES  OFFICES AND 17.01 PREMISES  OFFICES AND 147.66 PREMISES  OFFICES AND 147.66 PREMISES  OFFICES AND 94.7 PREMISES  OFFICES AND 74.5 PREMISES  OFFICES AND 112.8 PREMISES  OFFICES AND 112.8 PREMISES  OFFICES AND 121.48 PREMISES  OFFICES AND 36 PREMISES

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	ES	
46, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	77.68	£125
48, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	39.71	£125
GND FLR 38, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	58.38	£125
GND FLR 40, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	39.3	£125
R/O 41, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	60.5	£125
THE WILLOWS, HILDA MAY AVENUE, SWANLEY, KENT, BR8 7BT	OFFICES AND PREMISES	890.86	£125
PORTAKABIN AT, KNIGHTS YARD, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	14.4	£125
THE CORNER HOUSE, LONDON ROAD, SWANLEY, KENT, BR8 7QD	OFFICES AND PREMISES	52.79	£125
UNIT A1, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	24	£125
UNIT A2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	28.5	£125
UNIT A3, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	28.8	£125
UNIT C4, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	12.1	£125
UNITS B1-B2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	42.6	£125
UNITS C1-C2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	56.9	£125
1ST FLR 11-13, STATION ROAD, SWANLEY, KENT, BR8 8ES	OFFICES AND PREMISES	53.87	£125
1ST FLR 40, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	OFFICES AND PREMISES	78.39	£125
30A, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TH	OFFICES AND PREMISES	116.8	£125

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	ES	
193, SWANLEY LANE, SWANLEY, KENT, BR8	OFFICES AND	110.7	£125
7LA	PREMISES	110.7	1123
HEALTH AND SCIENTIFIC CONSTRUCTION	OFFICES AND	154.69	£125
LTD, THE MALL, LONDON ROAD, SWANLEY,	PREMISES	154.05	1125
KENT, BR8 7WL	T IVEIVIISES		
OFFICE 1, THE PADDOCKS, WOOD STREET,	OFFICES AND	130.28	£125
SWANLEY VILLAGE, SWANLEY, KENT, BR8	PREMISES		
7PA			
OFFICE 2, THE PADDOCKS, WOOD STREET,	OFFICES AND	60.26	£125
SWANLEY VILLAGE, SWANLEY, KENT, BR8	PREMISES		
7PA			
OFFICE 3 & 4, THE PADDOCKS, WOOD	OFFICES AND	126.98	£125
STREET, SWANLEY VILLAGE, SWANLEY,	PREMISES		
KENT, BR8 7PA			
OFFICE 5, THE PADDOCKS, WOOD STREET,	OFFICES AND	130.28	£125
SWANLEY VILLAGE, SWANLEY, KENT, BR8	PREMISES		
7PA	OFFICES AND	500.4	6425
THE OLD BARN, WOOD STREET, SWANLEY	OFFICES AND	568.1	£125
VILLAGE, SWANLEY, KENT, BR8 7PA	PREMISES		
WEST KENT 16 PLUS TEAM, YOUTH &	OFFICES AND	153.58	£125
COMMUNITY CENTRE, ST MARYS ROAD,	PREMISES		
SWANLEY, KENT, BR8 7BU	OFFICES AND	66.00	6420
UNIT 1, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL,	OFFICES AND PREMISES	66.88	£120
SWANLEY, KENT, BR8 8EJ	PREIVIISES		
UNIT 2, WESTED COURT, WESTED FARM,	OFFICES AND	72.52	£120
EYNSFORD ROAD, CROCKENHILL,	PREMISES	72.32	1120
SWANLEY, KENT, BR8 8EJ	· ···		
UNIT 3, WESTED COURT, WESTED FARM,	OFFICES AND	77.57	£120
EYNSFORD ROAD, CROCKENHILL,	PREMISES		
SWANLEY, KENT, BR8 8EJ			
UNIT 4, WESTED COURT, WESTED FARM,	OFFICES AND	73.98	£120
EYNSFORD ROAD, CROCKENHILL,	PREMISES		
SWANLEY, KENT, BR8 8EJ			
UNIT 4, WESTED FARM, EYNSFORD ROAD,	OFFICES AND	108	£120
CROCKENHILL, SWANLEY, KENT, BR8 8EJ	PREMISES		
1ST FLR, HORIZON HOUSE, AZALEA DRIVE,	OFFICES AND	386.17	£115
SWANLEY, KENT, BR8 8HX	PREMISES		

Address	Description	Size (m²)	£/m² annual rental indications
	OFFICES EXAMPLE	S	
2ND & 3RD FLRS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	768.88	£115
5TH & 6TH FLRS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	757.4	£115
7TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	384.44	£115
GND FLR LHS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	168.56	£115
GND FLR RHS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	126.38	£115
PT 4TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	161.04	£115
SPT LTD PT 4TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	223.4	£115
UNIT 1 ROSEDALE NURSERY, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	121	£110
UNIT 2 ROSEDALE NURSERY, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	150.6	£110
MEDIA HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HU	OFFICES AND PREMISES	2277.35	£104
UNIT 1A, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	51.19	£100
UNIT 1B, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	34.35	£100
UNIT 2, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	87.87	£100
JETTCOMM, MERIDIAN HOUSE, PARK ROAD, SWANLEY, KENT, BR8 8AH	OFFICES AND PREMISES	292.22	£80
BUILDING C RHS, OLD FORGE YARD, SWANLEY VILLAGE ROAD, SWANLEY, KENT, BR8 7NF	OFFICES AND PREMISES	28.8	£40
ALSO SEE EGI EXT	TRACTS AT THE END	OF THIS APPENDIX	•

#### **HOTELS**

Searched VOA Rating List web-site – 9 hotels listed - no summary valuations available owing to commercial sensitivities – limited information to apply. Wider web research showed values to be highly variable dependent on type, location and likely letting income. In practice, much on viability will depend on specifics. Assumptions have been made – see report details.

## **EGi Data**

		Duamantu	Transaction	Total			Rental Inco	
Town	Deal Date	Property Type	Type	Space m <sup>2</sup>	Space n <sup>2</sup> Price		per annum	per sq m
Edenbridge	16/04/2012	Industrial	Lease	£397	£0	0.00	£62	
Westerham	01/04/2012	Retail	Sale	£47	£199,950	0.00	£24,780 £0	£0
Sevenoaks	01/01/2012	Retail	Lease	£28	£0	0.00	£10,500	£0
Swanley	02/12/2011	Industrial	Sale	£63	£79,500	0.00	£0	£0
Swanley	02/12/2011	Offices	Assignment	£144	£0	0.00	£25,000	£0
Sevenoaks	02/11/2011	Retail	Investment Sale	£182	£557,500	0.00	£36,440	£0
Sevenoaks	01/11/2011	Retail	Lease	£63	£0	0.00	£25,000	£0
Sevenoaks	21/10/2011	Retail	Assignment	£92	£0	0.00	£46,700	£0
Westerham	15/10/2011	Offices	Lease	£83	£0	0.00	£0	£0
Sevenoaks	14/10/2011	Offices	Lease	£121	£0	0.00 £21,8	£21,853	£181
Westerham	01/10/2011	Retail	Lease	£45	£0	0.00 £0		£0
Sevenoaks	01/10/2011	Retail	Lease	£75	£0	0.00	£21,500	£0
Sevenoaks	01/09/2011	Retail	Lease	£112	£0	0.00	£27,000	£0
Edenbridge	20/08/2011	Industrial	Lease	£282	£0	0.00 £17,480	£17,480	£62
Edenbridge	15/08/2011	Industrial	Lease	£343	£0	0.00	£13,000	£38
Edenbridge	11/08/2011	Industrial	Sale	£353	£270,000	0.00	£0	£0
Edenbridge	11/08/2011	Industrial	Sale	£349	£270,000	0.00	£0	£0
Westerham	01/08/2011	Offices	Lease	£172	£0	0.00	£0	£0
Sevenoaks	19/07/2011	Leisure	Lease	£603	£0	0.00	£0	£0
Swanley	06/07/2011	Offices	Lease	£57	£0	0.00	£8,000	£0
Longfield	01/07/2011	Offices	Lease	£282	£0	0.00	£12,500	£0
Sevenoaks	30/06/2011	Offices	Lease	£882	£0	0.00	£0	£0
Swanley	17/06/2011	Offices	Lease	£78	£0	0.00	£13,500	£0
Edenbridge	01/06/2011	Industrial	Lease	£142	£0	0.00	£8,750	£62
Westerham	15/05/2011	Offices	Lease	£615	£0	0.00	£120,000	£195
Sevenoaks	15/04/2011	Industrial	Lease	£270	£0	0.00	£0	£0
Sevenoaks	21/02/2011	Retail	Lease	£52	£0	0.00	£27,500	£517
Sevenoaks	11/02/2011	Retail	Lease	£112	£0	0.00	£0	£0
Edenbridge	15/12/2010	Industrial, Offices	Lease	£1,181	£0	0.00	£57,222	£48
Swanley	01/12/2010	Industrial	Lease	£291	£0	0.00	£14,000	£48
Sevenoaks	30/11/2010	Retail	Lease	£260	£0	0.00	£40,000	£0
Edenbridge	20/11/2010	Industrial	Lease	£1,382	£0	0.00	£69,500	£50
Sevenoaks	16/11/2010	Retail	Lease	£54	£0	0.00	£19,000	£0
Edenbridge	05/11/2010	Industrial	Lease	£1,665	£0	0.00	£72,000	£43
Sevenoaks	01/11/2010	Industrial	Lease	£124	£0	0.00	£0	£0
Swanley	01/11/2010	Industrial	Lease	£230	£0	0.00	£10,000	£43
Swanley	29/10/2010	Offices	Lease	£160	£0	0.00	£20,664	£129
Swanley	20/10/2010	Industrial	Lease	£762	£0	0.00	£0	£67
Swanley	15/10/2010	Residential	Sale	£1	£2,200,000	0.00	£0	£0
Edenbridge	11/10/2010	Industrial	Sale	£4,178	£1,490,000	0.00	£0	£0
Edenbridge	01/10/2010	Industrial	Lease	£366	£0	0.00	£0	£27
Edenbridge	01/10/2010	Industrial, Offices	Lease	£248	£0	0.00	£0	£38
Swanley	01/10/2010	Industrial	Lease	£233	£0	0.00	£21,600	£93
Edenbridge	15/09/2010	Industrial	Lease	£366	£0	0.00	£0	£0
Swanley	09/09/2010	Industrial	Lease	£260	£0	0.00	£26,000	£100
Sevenoaks	15/08/2010	Leisure	Sale	£0	£250,000	0.00	£0	£0
Westerham	10/08/2010	Retail	Lease	£176	£0	0.00	£37,000	£0

		Property	Transaction	Total Space			Rental Inco	ne				
Town	Deal Date	Туре	Туре	m²	Price	Yield %	per annum	per sq m				
Sevenoaks	06/07/2010	Industrial	Investment	£3,274	£3,000,000			£78				
Edenbelden	28/06/2010	la di satula l	Sale	04.000	04 000 000	00 0.00 £0		£0				
Edenbridge		Industrial Retail	Sale	£4,398	£1,000,000			1.5				
Sevenoaks	14/06/2010 25/05/2010	Industrial	Lease Lease	£109 £6,272	£0 £0	0.00	£28,500 £0	£0				
Swanley Westerhope	15/05/2010	Industrial	Lease	£0,272	£0	0.00	£0	£0				
Westerham	15/05/2010	Offices	Lease	£93 £85	£0	0.00	£0	£0				
Sevenoaks	15/05/2010	Leisure	Sale	£342	£0	0.00	£0	£0				
Sevenoaks	15/05/2010	Retail	Lease	£342 £207	£0	0.00	£50,000	£0				
Sevenoaks	15/05/2010	Offices	Sub-Letting	£959	£0	0.00	£196,308	£205				
Swanley	15/05/2010	Industrial	Lease	£6,272	£0	0.00	£472,590	£81				
Sevenoaks	08/05/2010	Other,	Investment	£4,645	£27,800,000	5.93	£0	£0				
		Retail	Sale									
Swanley	07/05/2010	Retail	Lease	£48	03.075.000	0.00	£7,500	£0				
Sevenoaks	30/04/2010	Industrial	Investment Sale	£7,687	£8,675,000	7.30	£0	£0				
Penshurst	15/04/2010	Leisure	Lease	£0	£0	0.00	£45,000	£0				
Swanley	30/03/2010	Industrial	Investment Sale	£24,518	£24,400,000	6.80	£1,740,000	£71				
Westerham	22/03/2010	Offices	Lease	£121	£0	0.00	£0	£0				
Westerham	15/03/2010	Offices	Lease	£86	£0	0.00	£0	£0				
Westerham	01/03/2010	Offices	Lease	£141	£0	0.00	£28,000	£199				
Westerham	01/03/2010	Offices	Lease	£325	£0	0.00	£0	£0				
Swanley	01/03/2010	Retail	Lease	£1,486	£0	0.00	£144,000	£0				
Sevenoaks	26/02/2010	Retail	Lease	£652	£0	0.00	£125,000	£0				
Westerham	22/02/2010	Industrial	Lease	£795	£0	0.00	£54,000	£68				
Sevenoaks	18/01/2010	Retail	Lease	£121	£0	0.00	£50,000	£414				
Sevenoaks	15/01/2010	Industrial, Offices	Lease	£1,839	£0	0.00	£162,069	£68				
Sevenoaks	01/01/2010	Offices	Sale	£127	£245,000	0.00	£0	£0				
Westerham	01/12/2009	Offices	Sale	£344	£750,000	0.00	£0	£0				
Sevenoaks	01/12/2009	Offices	Lease	£37	£0	0.00	£8,000	£215				
Edenbridge	01/11/2009	Industrial	Sale	£137	£160,000	0.00	£0	£0				
Swanley	01/11/2009	Industrial	Lease	£261	£0	0.00	£26,000	£100				
Swanley	01/11/2009	Industrial			£208 £0 0.00	Lease £208 £0 0.00 £3					£22,000	£106
Swanley	01/11/2009	Industrial	Lease	£235	£0	0.00	£21,600	£92				
Sevenoaks	30/10/2009	Retail	Lease	£1,266	£0	0.00	£0	£0				
Swanley	26/10/2009	Industrial	Lease	£436	£0	0.00	£62,400	£143				
Westerham	15/10/2009	Industrial	Lease	£755	£0	0.00	£54,000	£72				
Sevenoaks	06/10/2009	Retail	Investment Sale	£304	£1,632,500	5.79	£100,000	£0				
Westerhope	01/10/2009	Industrial	Lease	£357	£0	0.00	£16,500	£46				
Sevenoaks	01/10/2009	Retail	Investment Sale	£127	£790,000	7.31	£57,750	£0				
Swanley	01/10/2009	Industrial	Lease	£4,494	£0	0.00	£0	£70				
Sevenoaks	02/08/2009	Offices	Lease	£905	£0	0.00	£233,880	£258				
Sevenoaks	15/05/2009	Offices	Lease	£11	£0	0.00	£0	£0				
Westerham	01/05/2009	Offices	Lease	£26	£0	0.00	£7,200	£273				
Swanley	01/05/2009	Industrial	Lease	£226	£0	0.00	£0	£0				
Sevenoaks	20/04/2009	Leisure, Residential	Sale	£0	£425,000	0.00	£0	£0				
Westerham	15/04/2009	Offices	Lease	£79	£17,000	0.00	£17,000	£215				
Sevenoaks	15/04/2009	Retail	Lease	£22	£0	0.00	£7,500	£0				
Sevenoaks	14/04/2009	Industrial	Sale	£315	£0	0.00	£0	£0				

		Property	Transaction	Total Space			Rental Inco	me				
						Yield	per	per sq				
Town	Deal Date	Туре	Туре	m²	Price	%	annum	m				
Sevenoaks	14/04/2009	Industrial Industrial	Lease	£85 £71	£0	0.00	£8,500 £0	£101				
Sevenoaks	14/04/2009	Retail	Lease	£/1	£0	0.00	1	£0				
Sevenoaks	09/04/2009		Lease	1.7		0.00	£40,000	£0				
Sevenoaks	01/04/2009	Leisure	Sale	£0	£400,000	0.00	£0	£0				
Swanley	01/04/2009	Industrial, Other	Lease	£1,917	£0	0.00	£131,000	£68				
Longfield	01/03/2009	Offices	Lease	£62	£0	0.00	£13,500	£217				
Edenbridge	20/02/2009	Retail	Sale	£198	£295,000	0.00	£0	£0				
Sevenoaks	15/02/2009	Offices	Lease	£106	£0	0.00	£0	£0				
Sevenoaks	11/02/2009	Offices	Lease	£405	£0	0.00	£109,000	£269				
Edenbridge	01/02/2009	Offices	Lease	£267	£0	0.00	£25,830	£97				
Sevenoaks	01/02/2009	Leisure	Sale	£120	£0	0.00	£0	£0				
Sevenoaks	01/02/2009	Retail	Lease	£52	£0	0.00	£26,500	£0				
Sevenoaks	16/12/2008	Retail	Assignment	£173	£0	0.00	£41,250	£0				
Sevenoaks	15/12/2008	Offices	Lease	£90	£0	0.00	£14,500	£162				
Sevenoaks	15/12/2008	Offices	Lease	£69	£0	0.00	£9,750	£140				
Sevenoaks	15/12/2008	Offices		£471	£0	0.00 £36,500	£78					
Tonbridge	15/12/2008	Offices	Lease	£118	£0	0.00	£0	£0				
Longfield	15/12/2008	Offices	Lease	£134	£0	0.00	0.00 £15,750	£117				
Westerham	01/11/2008	Retail	Sale	£35	£125,000	0.00	£0	£0				
Westerham	01/11/2008	Retail	Sale	£28	£125,000	0.00	£0	£0				
Edenbridge	15/09/2008	Offices	Lease	£45	£0	0.00	£0	£0				
Edenbridge	15/09/2008	Offices	Lease	£174	£0	0.00	£15,152	£87				
Edenbridge	15/09/2008	Offices	Lease	£83	£0	0.00	£12,000	£144				
Edenbridge	15/09/2008	Offices	Lease	£19	£0	0.00	£5,700	£307				
Westerham	15/09/2008	Offices	Lease	£178	£0	0.00	£0	£0				
Westerham	15/09/2008	Offices	Sale	£279	£0	0.00	£0	£0				
Westerham	15/09/2008	Offices	Sale	£178	£0	0.00	£0	£0				
Westerham	15/09/2008	Offices	Sale	£272	£0	0.00 £0	£0	£0				
Sevenoaks	15/09/2008	Offices	Sale	£173	£499,500	0.00	£0	£0				
Sevenoaks	15/09/2008	Retail	Lease	£38	£0	0.00	£16,000	£0				
Sevenoaks	15/09/2008	Offices	Lease	£13	£0	0.00	£0	£0				
Sevenoaks	15/09/2008	Offices	Lease £60 £0 0.00 £12,	Lease £60 £0 0.00 £12	res Lease £60 £0 0.00 £	Lease £60 £0 0.00 £12,	£60 £0 0.00		Lease £60 £0 0.00	£60 £0 0.00 £12,00	£12,000	£201
Sevenoaks	15/09/2008	Offices	Lease	£323	£0	0.00	£0	£0				
Swanley	15/09/2008	Industrial	Lease	£842	£0	0.00	£0	£0				
Swanley	04/09/2008	Industrial	Investment Sale	£2,353	£0	0.00	£185,500	£79				
Swanley	26/08/2008	Industrial	Lease	£91	£0	0.00	£4,400	£48				
Sevenoaks	15/08/2008	Offices	Lease	£53	£0	0.00	£11,000	£209				
Edenbridge	15/07/2008	Industrial	Sale	£190	£240,000	0.00	£0	£0				
Sevenoaks	15/07/2008	Industrial	Sale	£415	£475,000	0.00	£0	£0				
Edenbridge	01/07/2008	Industrial	Sale	£273	£340,000	0.00	£0	£0				
Edenbridge	15/06/2008	Offices	Lease	£83	£0	0.00	£12,000	£144				
Edenbridge	15/06/2008	Retail	Sale	£52	£157,500	0.00	£0	£0				
Sevenoaks	15/06/2008	Offices	Lease	£648	£0	0.00	£0	£0				
Sevenoaks	15/06/2008	Offices	Lease	£23	£0	0.00	£4,600	£203				
Sevenoaks	15/06/2008	Offices	Lease	£745	£0	0.00	£136,340	£183				
Westerham	15/05/2008	Offices	Assignment	£34	£0	0.00	£5,250	£155				
Westerham	01/05/2008	Offices	Sale	£372	£695,000	0.00	£0	£0				
Swanley	24/04/2008	Industrial	Lease	£743	£0	0.00	£62,000	£83				
Swanley	24/04/2008	Industrial	Lease	£10,684	£0	0.00	£776,250	£73				
Edenbridge	15/04/2008	Industrial	Lease	£343	£0	0.00	£19,373	£57				
<u> </u>												

		Property	Transaction	Total Space			Rental Inco	me			
Taum	Deal Date			m <sup>2</sup>	Price	Yield %	per	per sq			
Town Westerham	15/04/2008	Type Offices	Type Lease	£127	£0	0.00	<b>annum</b> £25,000	<b>m</b> £197			
Sevenoaks	15/04/2008	Retail	Sale	£302	£880,000	0.00	£0	£0			
Westerham	15/03/2008	Offices	Assignment	£117	£0	0.00	£24,600	£211			
Westerham	15/03/2008	Offices	Lease	£54	£0	0.00	£1,350	£25			
Sevenoaks	15/03/2008	Offices	Lease	£145	£0	0.00	£30,000	£207			
Sevenoaks	15/03/2008	Offices	Lease	£150	£0	0.00	£26,000	£173			
Sevenoaks	15/03/2008	Retail	Lease	£34	£0	0.00	£23,000	£0			
Sevenoaks	15/03/2008	Offices	Lease	£95	£0	0.00	£19,000	£200			
Sevenoaks	15/03/2008	Retail	Lease	£153	£0	0.00	£0	£0			
Sevenoaks	04/03/2008	Retail	Lease	£83	£0	0.00	£13,500	£0			
Sevenoaks	15/02/2008	Offices	Lease	£85	£0	0.00	£11,040	£129			
Sevenoaks	15/02/2008	Industrial	Lease	£383	£0	0.00 £18,950		£49			
Sevenoaks	15/02/2008	Offices	Lease	£92	£0		£10,930	£109			
Westerham	01/02/2008	Offices	Lease	£123	£0	0.00	£10,000 £27,750	£226			
Sevenoaks	01/02/2008	Retail	Assignment Assignment	£48 £0		0.00	£27,750 £19,000	£226			
Sevenoaks	15/01/2008	Offices		£48 £76	£0 £0	0.00		£0 £188			
Sevenoaks	15/01/2008	Retail	Lease	£70		0.00 £14,230 0.00 £12,000		£100			
Sevenoaks	15/01/2008	Offices	s Lease £458 £0 0.00		£12,000 £118,320	£258					
	15/01/2008	Retail		£116,320 £25,000	£256						
Sevenoaks	15/01/2008	Industrial	Licence	£1,590	£0	0.00	£25,000 £0	£0			
Swanley			Lease	£1,590 £739				£83			
Swanley	15/01/2008	Industrial	Lease		£0	0.00	£61,667				
Westerham	07/01/2008	Retail	Assignment	£50	£0	0.00	£9,600	£0			
Sevenoaks	15/12/2007	Retail	Lease	£340	£0	0.00	£67,500	£0			
Swanley Sevenoaks	15/12/2007	Offices, Other	Sale	£502 £302	£1,400,000	0.00	£0	£0			
	03/12/2007	Offices, Other	Sale		£0	0.00					
Westerham	15/11/2007	Offices	Lease	£27	£0	0.00	£6,276	£231			
Sevenoaks	15/11/2007	Offices	Sub-Letting	£46	£0		£13,100	£282			
Sevenoaks	15/11/2007	Offices	Lease	£52	£0	0.00	00 £0			-	£202
Sevenoaks	12/11/2007	Offices			£0 0.00 £0	£0 0.00		£0			
Sevenoaks	12/11/2007	Offices	Lease	£0				£0			
Sevenoaks	12/11/2007	Offices	Lease				£0	£0			
Sevenoaks	12/11/2007	Offices	Investment Sale	£233	£521,500	8.25	£45,500	£196			
Sevenoaks	12/11/2007	Offices	Lease	£193	£0	0.00	£34,353	£178			
Edenbridge	01/11/2007	Offices	Lease	£0	£0	0.00	£0	£0			
Edenbridge	15/10/2007	Retail	Lease	£29	£0	0.00	£7,750	£0			
Swanley	25/09/2007	Offices, Retail	Lease	£38	£0	0.00	£7,900	£0			
Westerham	15/09/2007	Retail	Lease	£52	£0	0.00	£13,750	£0			
Sevenoaks	15/09/2007	Offices	Lease	£19	£0	0.00	£0	£0			
Sevenoaks	15/09/2007	Offices	Lease	£53	£0	0.00	£9,500	£180			
Sevenoaks	15/09/2007	Offices	Lease	£141	£0	0.00	£23,000	£163			
Sevenoaks	15/09/2007	Retail	Lease	£12	£0	0.00	£6,000	£0			
Sevenoaks	15/09/2007	Offices	Lease	£152	£0	0.00	£31,000	£203			
Sevenoaks	15/09/2007	Leisure	Lease	£185	£0	0.00	£48,000	£0			
Swanley	15/09/2007	Offices	Lease	£96	£0	0.00	£15,500	£161			
Westerham	23/08/2007	Retail	Lease	£29	£0	0.00	£0	£0			
Westerham	22/08/2007	Retail	Sale	£0	£0	0.00	£0	£0			
Sevenoaks	15/08/2007	Retail	Sale	£38	£0	0.00	£0	£0			
Sevenoaks	15/08/2007	Offices	Lease	£194	£0	0.00	£41,000	£211			

		Property	Transaction	Total Space			Rental Inco	me	
Town	Deal Date	Туре	Туре	m² Price		Yield %	per annum	per sq m	
Sevenoaks	15/08/2007	Retail	Lease	£0	£0	0.00	£0	£0	
Sevenoaks	27/07/2007	Offices	Lease	£156	£0	0.00	£17,500	£112	
Sevenoaks	25/07/2007	Retail	Lease	£19	£0	0.00	£12,000	£0	
Sevenoaks	15/07/2007	Offices	Lease	£494	£0	0.00	£0	£0	
Sevenoaks	12/07/2007	Retail	Assignment	£0	£0	0.00	£20,000	£0	
Sevenoaks	05/07/2007	Industrial	Lease	£200	£0	0.00	£20,000	£100	
Edenbridge	15/06/2007	Industrial	Sale	£439	£0	0.00	£0	£0	
Sevenoaks	15/06/2007	Retail	Lease	£0	£0	0.00	£0	£0	
Edenbridge	15/05/2007	Industrial	Lease	£539	£0	0.00 £0	£0	£0	
Sevenoaks	14/05/2007	Offices	Lease	£100	£0	0.00	£15,000	£150	
Sevenoaks	09/05/2007	Offices	Lease	£100	£0	0.00	£16,750	£167	
Sevenoaks	04/05/2007	Retail	Lease	£71	£0	0.00	£29,000	£0	
Sevenoaks	30/04/2007	Retail	Sub-Letting	£141 £0	£0	0.00	£29,000	£0	
Westerham	15/04/2007	Offices	Lease	£0	£0	0.00	£50,000	£0	
Swanley	15/04/2007	Industrial	Investment Sale	£20,996	£0	0.00	£0	£0	
Swanley	05/04/2007	Industrial	Lease	£2,375	£0	0.00	£0	£0	
Westerham	04/04/2007	Offices	Lease	£45	£0	0.00	£6,500	£146	
Westerham	04/04/2007	Industrial	Lease	£56	£0	0.00	£6,500	£117	
Sevenoaks	30/03/2007	Offices	Lease	£205	£0	0.00	£0	£0	
Sevenoaks	23/03/2007	Industrial	Lease	£0	£0	0.00	£0	£0	
Sevenoaks	23/03/2007	Offices, Other	Sub-Letting	£101	£0	0.00	£16,750	£166	
Westerham	20/03/2007	Offices	Lease	£49	£0	0.00	£5,980	£121	
Edenbridge	17/03/2007	Industrial	2000		£117 £0 0.00	7 £0 0.0	0.00	£0	£0
Sevenoaks	17/03/2007	Offices	Lease	£53	£0	0.00	£9,100	£172	
Sevenoaks	17/03/2007	Offices	Assignment	£243	£0	0.00	£49,725	£205	
Swanley	15/03/2007	Industrial	trial Lease £63 £0 0.00 £5,	£5,500	£87				
Sevenoaks	07/03/2007	Retail	Sub-Letting	£0	£0	0.00	£32,000	£0	
Westerham	23/02/2007	Offices	Lease	£106	£0	0.00	£0	£0	
Sevenoaks	15/02/2007	Offices	Sale	£243	£380,000	0.00	£0	£0	
Sevenoaks	08/02/2007	Leisure	Sale	£0	£0	0.00	£0	£0	
Edenbridge	05/02/2007	Industrial, Offices	Lease	£236	£0	0.00	£5,239	£22	
Swanley	25/01/2007	Industrial	Lease	£126	£0	0.00	£5,000	£40	
Westerham	15/01/2007	Retail	Assignment	£71	£0	0.00	£0	£0	
Sevenoaks	15/01/2007	Offices	Lease	£127	£0	0.00	£22,500	£178	
Sevenoaks	02/01/2007	Offices	Lease	£54	£0	0.00	£6,500	£120	

#### RICS Commercial Property Market Survey (Quarter 1 - 2012)

This was released under the headline:

'Activity stabilises and confidence turns less negative'

- Both demand and available space stabilise in Q1, but rent expectations remain in negative territory
- New development still falling, but at the slowest pace since 2007
- Little change in investment enquiries, but capital values still expected to ease in the near term'

'The <u>latest RICS UK Commercial Market Survey</u> shows there was little change in overall activity during the first quarter. The net balance readings for both occupier demand and available space broadly stabilised, resulting in slightly tighter market conditions compared to last quarter. As such, there was a small improvement in the rental outlook; rent expectations remain negative, but less so than in the previous quarter. Surveyors in many parts of the country are continuing to suggest that occupiers are remaining cautious with regards to new letting activity.

At the headline level, occupier demand and available space were largely unchanged in Q1, at +3 and +4 respectively, suggesting a relatively flat quarter for activity. However, the rental picture has yet to materially improve - or even stagnate - with expectations easing in the short term. On the investment side, enquiries to purchase also stabilised, while future activity is set to pick up slowly in the coming three months.

The results suggest there are fewer development projects in the pipeline, as new starts are continuing to fall. They are, however, declining at the slowest pace in five years. Moreover, capital values are still expected to ease further at the national level; 9% more surveyors expect them to fall rather than rise in the coming quarter.

At the sector level, demand for space fell in the retail sector, while it stabilised for offices and increased for industrial space. Available space continued to rise for office and retail units, but showed modest declines for industrial - the first such reading since 2005. In the industrial sector, rents are stabilising following several consecutive decreases. Rents are still expected to decline for office and retail units.

On the investment side, only the industrial sector saw new enquiries and capital value expectations stabilise this quarter, with the net balances just edging into positive territory. There were declines for the office and retail sectors, though at a lesser pace than in last quarter'.

#### **Notes to Appendix III**

- This is not intended to be and must not be interpreted as definitive or formal valuation exercise.
- The research carried out has not been exhaustive. It has focused on information readily available from the Council and a range of other sources as noted in this Appendix and study report, as is appropriate to informing a range of assumptions and judgments in keeping with the high level nature of this viability overview.
- In practice, assumptions and appraisal inputs, as well as outcomes, will vary beyond the ranges explored here. In our opinion the most relevant range of guides and assumptions, bearing in mind the study purpose, have been used. These have enabled us to consider the points at which likely scheme viability would support CIL contributions of certain levels to consider the potential "switch points" and assumptions combinations that could mean schemes moving in to viable or non-viable territory.
- As it does with other areas of policy and delivery, the Council will be able to keep an eye on market trends and consider keeping under review the type of information contained within this study Appendix – to help inform its ongoing monitoring and any potential future review in light of market and cost movements, any changes in infrastructure requirements and regulations; and local delivery experiences.
- per sq m (/sq m) = per square metre (may also be seen as m²). Rental rates / price indications and floor areas given in sq m are normally rounded to the nearest (whole) sq using conventional rounding.
- per sq ft (/sq ft) = per square foot (may also be seen as  $ft^2$ ).
- 1 sq m = 10.764 sq ft
   1 Hectare (Ha/ha) = 2.47 acres
- Appendix III text sections in italics are quoted from the sources listed; non-italic sections within or adjacent to those are comments or clarifications added by DSP.

Appendix III text ends – EGi reporting extract / examples follow



# **EGi Town Report Prepared**

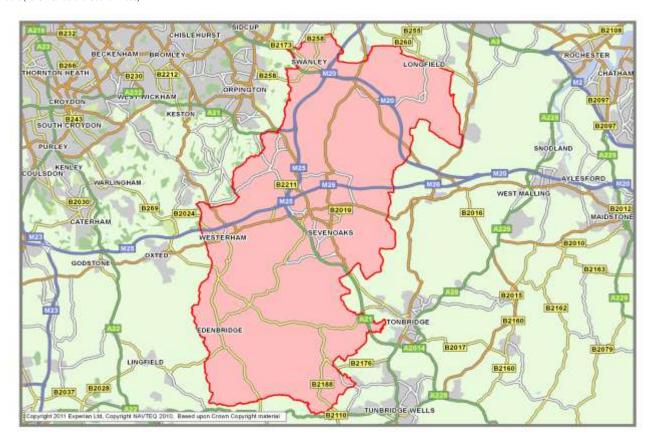
29 May 2012

Area: Sevenoaks (2010 Districts and Council Areas)

## **Map of Area**



Area: Sevenoaks (2010 Districts and Council Areas)





#### **Retail Rents**

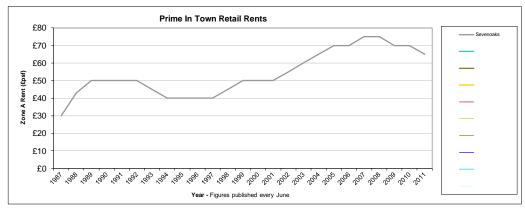


Area: Sevenoaks (2010 Districts and Council Areas)

Base: Great Britain

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





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

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

In the case of shopping centre locations where the rient payable is the greater of the base Rent (a percentage of of Full Rental Value (typically 80%)) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent). In assessing their opinion of the open market Zone A rent Colliers International only acknowledge the presence of shopping centres once completed and open to the public.

Contact: Dr Richard Doidge, Director of Research Consultancy, Colliers International. Email: richard.doidge@colliers.com Tel: 020 7344 6872

\*Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2010 are graphed.

										Estin	nated Zo	ne A Re	nts												
Centre	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Sevenoaks	£30	£43	£50	£50	£50	£50	£45	£40	£40	£40	£40	£45	£50	£50	£50	£55	£60	£65	£70	£70	£75	£75	£70	£70	£65

## Office Availability



Area: Sevenoaks (2010 Districts and Council Areas)

Base: Great Britain



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

Date Postcode Address Type Agents Floorspace Rental Asking URL Price

## Office Deals Listing



Area: Sevenoaks (2010 Districts and Council Areas)

Base: Great Britain

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

Date	Postcode	Address	Туре	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
02/12/2011	BR8 7AG	White Oak Square, White Oak Court, London Road, Swanley, Kent, BR8 7AG	Assignment	N/A	144.37 Net sq m	N/A	N/A	N/A
15/10/2011	TN16 1AZ	1 The Courtyard, Market Square, Westerham, Kent, TN16 1AZ	Lease	Lessee: Private	82.683 Net sq m	N/A	N/A	N/A
14/10/2011	TN13 1AN	16 South Park, Sevenoaks, Kent, TN13 1AN	Lease	N/A	120.773 Net sq m	N/A	£180.94	N/A
01/08/2011	TN16 1TW	Lodges Wood Oast, Goodley Stock Road, Westerham, Kent, TN16 1TW	Lease	Lessee: Private individual(s)	171.869 Net sq m	N/A	N/A	N/A
06/07/2011	BR8 8BQ	38 High Street, Swanley, Kent, BR8 8BQ	Lease	Lessee: NHS Ambulance Trust	57.4136 Net sq m	N/A	N/A	N/A
01/07/2011	DA3 8JD	Ash House, Ash Road, Longfield, Kent, DA3 8JD	Lease	Lessee: North Kent Community Church	281.865 Net sq m	N/A	N/A	N/A
30/06/2011	TN13 1BT	160 London Road, Sevenoaks, Kent, TN13 1BT	Lease	Lessee: Siemens Real Estate Limited	881.643 Net sq m	N/A	N/A	N/A
17/06/2011	BR8 7AG	White Oak Square, White Oak Court, London Road, Swanley, Kent, BR8 7AG	Lease	Lessee: Institute for the Management of Information Systems	78.0379 Net sq m	N/A	N/A	N/A
15/05/2011	TN16 1RG	Crest House, 30-34 High Street, Westerham, Kent, TN16 1RG	Lease	Lessee: Gladedale Group Limited	615.292 Net sq m	N/A	£195.00	N/A
29/10/2010	BR8 7AG	3 White Oak Square, London Road, Swanley, Kent, BR8 7AG	Lease	Lessee: Chubb Security Limited	159.978 Net sq m	N/A	£129.17	N/A
15/05/2010	TN16 1HB	The Grange, Market Square, Westerham, Kent, TN16 1HB	Lease	Lessee: Private Clients	85.0056 Net sq m	N/A	N/A	N/A
15/05/2010	TN13 1BT	160 London Road, Sevenoaks, Kent, TN13 1BT	Sub-Letting	Lessee: Bel Group	958.937 Net sq m	N/A	£204.52	N/A
22/03/2010	TN16 1SJ	Squerryes Court Lodge, Squerryes, Westerham, Kent, TN16 1SJ	Lease	Lessee: Private Clients	120.773 Net sq m	N/A	N/A	N/A
15/03/2010	TN16 1SJ	Squerryes Court Lodge, Squerryes, Westerham, Kent, TN16 1SJ	Lease	Lessee: Private Clients	86.3991 Net sq m	N/A	N/A	N/A
01/03/2010	TN16 1RG	22 High Street, Westerham, Kent, TN16 1RG	Lease	Lessee: Private Clients	140.933 Net sq m	N/A	£198.68	N/A
01/03/2010	TN16 1PG	General Wolfe House, 83 High Street, Westerham, Kent, TN16 1PG	Lease	Lessee: Private Clients	325.158 Net sq m	N/A	N/A	N/A
01/01/2010	TN15 0AJ	14a High Street, Sevenoaks, Kent, TN15 0AJ	Sale	N/A	127.276 Net sq m	£245000	N/A	N/A
01/12/2009	TN16 1RG	Brewery House, High Street, Westerham, Kent, TN16 1RG	Sale	Purchaser: Private individual(s)	343.738 Net sq m	£750000	N/A	N/A
01/12/2009	TN13 3PW	Acom House, 119- 121 Wickenden Road, Sevenoaks, Kent, TN13 3PW	Lease	N/A	37.1609 Net sq m	N/A	£215.28	N/A

02/08/2009 TN13 1TG	St Johns House, Suffolk Way, Sevenoaks, Kent, TN13 1TG	Lease	N/A	905.333 Net sq m	N/A	£258.34	N/A
15/05/2009 TN13 3PE	117a St. Johns Hill, Sevenoaks, Kent, TN13 3PE	Lease	N/A	10.6838 Net sq m	N/A	N/A	N/A
01/05/2009 TN16 1RQ	Wolfelands, High Street, Westerham, Kent, TN16 1RQ	Lease	N/A	26.3842 Net sq m	N/A	£272.89	N/A
15/04/2009 TN16 1SJ	Squerryes Court Lodge, Squerryes, Westerham, Kent, TN16 1SJ	Lease	N/A	78.9669 Net sq m	£17000	£215.28	N/A
01/03/2009 DA3 8JD	Ash House, Ash Road, Longfield, Kent, DA3 8JD	Lease	N/A	62.3374 Net sq m	N/A	£216.56	N/A
15/02/2009 TN13 1YD	The Quadrant, Victoria Road, Sevenoaks, Kent, TN13 1YD	Lease	N/A	105.909 Net sq m	N/A	N/A	N/A
11/02/2009 TN13 1TG	St Johns House, Suffolk Way, Sevenoaks, Kent, TN13 1TG	Lease	N/A	405.054 Net sq m	N/A	£269.10	N/A
01/02/2009 TN8 6EN	Fircroft Business Centre, 9 Fircroft Way, Edenbridge, Kent, TN8 6EN	Lease	N/A	266.63 Net sq m	N/A	£96.88	N/A

## **Planning Applications - Office**



Area: Sevenoaks (2010 Districts and Council Areas) Base: Great Britain

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

Address	Status A	pplication Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Solutions Service Group, Wood Street, Swanley, Kent, BR8 8DX	Ref	30/12/2011		Business (B1a)	N/A	N/A	Sevenoaks District Council
Bartram Farm Business Estate, Old Otford Road, Sevenoaks, Kent, TN14 5EZ	OutRef	15/12/2011		Business (B1a), Non- resi Institutional (D1), Assembly & Leisure (D2), Assembly & Leisure (D2)	930	Gross sq m	Sevenoaks District Council
R Durtnell And Sons, High Street, Sevenoaks, Kent, TN15 0AE	PPG	25/11/2011	20/01/2012	Business (B1a)	520	Gross sq m	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	25/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	28/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Farningham Mill And Associated Buildings, High Street, Dartford, Kent, DA4 0DG		04/01/2011		Residential (C3), Retail (A1/2/3), Business (B1a)	N/A	N/A	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9AX	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	543	Gross sq m	Sevenoaks District Council
Stanfords End, Old Barn Farm, Hartfield Road, Edenbridge, Kent, TN8 5NF	PPG	17/02/2010	29/04/2010	Business (B1a), Industrial (B8)	428	Gross sq m	Sevenoaks District Council
Unit F2 West Kent Cold Storage, Rye Lane, Sevenoaks, Kent, TN14 5HD	PPG	04/02/2010	06/05/2010	Residential (C3), Business (B1a), Non- resi Institutional (D1)	2300	Gross sq m	Sevenoaks District Council
Sevenoaks Police Station, Morewood Close, Sevenoaks, Kent, TN13 2HX	Арр	01/04/2009		Residential (C3), Business (B1a)	1228	Gross sq m	Sevenoaks District Council
Bartram Farm Business Estate, Old Otford Road, Sevenoaks, Kent, TN14 5EZ	Арр	22/08/2008		Business (B1a)	3730	Gross sq m	Sevenoaks District Council
Moreton Industrial Estate, London Road, Swanley, Kent, BR8 8DE	PPG	09/06/2008	28/08/2008	Industrial (B8), Business (B1a)	63	Gross sq m	Sevenoaks District Council
Lullingstone Park Farm Barn, Lullingstone Park, Dartford, Kent, DA4 0JA	Арр	25/04/2008		Business (B1a)	766	Gross sq m	Sevenoaks District Council
Land To The Rear Of Foxs Garages, Orpington By Pass, Sevenoaks, Kent, TN14 7AP	Ref	06/12/2007		Business (B1a)	N/A	N/A	Sevenoaks District Council
Former Tekram Factory Site, Mont St. Aignan Way, Edenbridge, Kent, TN8 5LN	PPG	29/10/2007	24/01/2008	Business (B1a)	1050	Gross sq m	Sevenoaks District Council
Sevenoaks Police Station, Morewood Close, Sevenoaks, Kent, TN13 2HX	Арр	21/03/2007		Residential (C3), Business (B1a)	1340	Gross sq m	Sevenoaks District Council
Former Tekram Factory Site, Mont St. Aignan Way, Edenbridge, Kent, TN8 5LN	Арр	06/02/2006		Business (B1a)	1050	Gross sq m	Sevenoaks District Council
Land At The Corner Of St Johns Way &, Station Road, Edenbridge, Kent, TN8 5HP	Арр	27/10/2004		Business (B1a)	500	Net sq m	Sevenoaks District Council
Invicta Business Park, London Road, Sevenoaks, Kent, TN13 1AH	Арр	19/05/2004		Business (B1a)	N/A	Gross sq m	Sevenoaks District Council
Little Heath, St Marys Road, Swanley, Kent, BR8 7BU	Арр	10/03/2004		Residential (C3), Business (B1a), General	N/A	Gross sq m	Sevenoaks District Council

## **Retail Availability**



Area: Sevenoaks (2010 Districts and Council Areas) Base: Great Britain Powered by PropertyLink

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

Date	Postcode	Address	Туре	Agents	Floorspace	Rental	Asking Price	URL
	19/04/2012 TN13 1UX		To Let	GVA				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3384 738
	18/04/2012 BR8 7AB	Nightingale House, The ParadeLondon Road Swanley BR8 7AB	To Let	Caxtons Commercial Ltd				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3332 415
	16/04/2012 TN13 3PE		For Sale	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3383 067
	13/04/2012 TN8 6HF	Eden House Business CentreEnterprise Way Edenbridge TN8 6HF	To Let	Jason Chatfield				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3385 985
	05/04/2012 TN8 6EL	Fircroft Way Edenbridge TN8 6EL	To Let	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3383 079
	05/04/2012 TN8 6EJ	Unit 1Fircroft Way Edenbridge TN8 6EJ	To Let	Howard Cundey	78 - 611 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3383 078
	03/04/2012 TN14 6EE	Greenoak BarnMain Road Sundridge Sevenoaks TN14 6EE	For Sale	Savills				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3384 375
	31/03/2012 DA3 8NG	Units 2 3 Brabham Stewart Centre Brands Hatch Circuit Longfield DA3 8NG	To Let	Hindwoods Chartered Surveyors			£0 PA	http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3995 23
	30/03/2012 TN8 5AL		To Let	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3383 057
	17/02/2012 TN8 5EA	Units 1, 2 and 7 Edenbridge Trade Centre Edenbridge TN8 5EA	To Let	Bracketts Chartered Surveyors	353 - 753 sq m	£20000 - 27000 PA		http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3375 727
	13/02/2012 BR8 8AH		To Let	Altus Edwin Hill				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3374 111
	10/01/2012 TN13 1BA	117-119 London Road Sevenoaks TN13 1BA	To Let	Ibbett Mosely Surveyors LLP	73 sq m	£21000 PA		http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3366 585
	10/01/2012 TN13 1UW	8-10 Bank Street Sevenoaks TN13 1UW	Under Offer	Ibbett Mosely Surveyors LLP	42 sq m	£18500 PA		http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3366 575
	06/01/2012 TN13 1AH		To Let	Michael Rogers LLP				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3365 982
	22/11/2011 TN13 3PE		For Sale,Investment	Bracketts Chartered Surveyors	474 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3360 462
	31/10/2011 TN14 5EL	VestryTrading Estate Sevenoaks TN14 5EL	To Let	Michael Rogers LLP	186 - 2323 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3355 802
	14/10/2011 TN13 3TE		To Let	Bracketts Chartered Surveyors	39 sq m	£7000 PA		http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3351 459
	29/09/2011 TN13 1DD		To Let	Michael Rogers LLP				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3347 373
	18/08/2011 TN16 1DE	Unit 5Westerham Trade CentreThe Flyers Way Westerham TN16 1DE	To Let	Altus Edwin Hill				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3338 894
	18/08/2011 TN16 1DE	Unit 2Westerham Trade CentreThe Flyers Way Westerham TN16 1DE	To Let	Altus Edwin Hill				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=3338 897

## **Retail Deals Listing**



Area: Sevenoaks (2010 Districts and Council Areas) Base: Great Britain

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

Date		Postcode	Address	Туре	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
	01/04/2012	TN16 1RA	21 High Street, Westerham, Kent, TN16 1RA	Sale	Lessee: Private	46.8227 Net sq m	£199950	N/A	N/A
	10/01/2012	BR8 8DA	6 Manse Parade, London Road, Swanley, Kent, BR8 8DA	Lease	Lessee: Private	47.566 Net sq m	N/A	£7250	N/A
	01/01/2012	TN13 1AU	67 London Road, Sevenoaks, Kent, TN13 1AU	Lease	Lessee: Private	27.9264 Net sq m	N/A	£10500	N/A
	02/11/2011	TN13 1LU	108 High Street, Sevenoaks, Kent, TN13 1LU	Investment Sale	Lessee: Clinton Cards, Purchaser: Private individual(s)	182 Net sq m	£557500	£36440	N/A
	01/11/2011	TN13 1DF	2 Brewery Lane, Sevenoaks, Kent, TN13 1DF	Lease	N/A	62.9877 Net sq m	N/A	£25000	N/A
	21/10/2011	TN13 1XE	150 High Street, Sevenoaks, Kent, TN13 1XE	Assignment	N/A	92.159 Net sq m	N/A	£46700	N/A
	01/10/2011	TN16 1AZ	7 The Courtyard, Market Square, Westerham, Kent, TN16 1AZ	Lease	Lessee: Private	44.686 Net sq m	N/A	N/A	N/A
	01/10/2011	TN13 1AR	29 London Road, Sevenoaks, Kent, TN13 1AR	Lease	Lessee: Private	74.7863 Net sq m	N/A	£21500	N/A
	01/09/2011	TN13 1XE	142 High Street, Sevenoaks, Kent, TN13 1XE	Lease	Lessee: Oxfam	111.669 Net sq m	N/A	£27000	N/A
	29/07/2011	BR8 8AE	15 High Street, Swanley, Kent, BR8 8AE	Lease	Lessee: Domino's Pizza	86.492 Net sq m	N/A	£22000	N/A
	19/07/2011	TN13 1XE	Former Slug & Lettuce, 138a-138b High Street, Sevenoaks, Kent, TN13 1XE	Lease	N/A	603 Net sq m	N/A	N/A	N/A
	21/02/2011	TN13 1UP	123 High Street, Sevenoaks, Kent, TN13 1UP	Lease	Lessee: Belmont Traders	52.2111 Net sq m	N/A	£27500	N/A
	11/02/2011	TN13 2BS	Blighs Meadow Shopping Centre, London Road, Sevenoaks, Kent, TN13 2BS	Lease	Lessee: JoJo Maman Bebe	112.04 Net sq m	N/A	N/A	N/A
	02/02/2011	TN13 1UZ	116 High Street, Sevenoaks, Kent, TN13 1UZ	Lease	Lessee: Private individual(s)	75.6224 Net sq m	N/A	N/A	N/A
	30/11/2010	TN13 2DN	74 London Road, Sevenoaks, Kent, TN13 2DN	Lease	Lessee: Topps Tiles	260.498 Net sq m	N/A	£40000	N/A
	16/11/2010	TN13 1LE	81 High Street, Sevenoaks, Kent, TN13 1LE	Lease	Lessee: Private individual(s)	54 Net sq m	N/A	£19000	N/A
	15/08/2010	TN13 3PE	87 St Johns Hill, Sevenoaks, Kent, TN13 3PE	Sale	N/A	N/A	£250000	N/A	N/A
	10/08/2010	TN16 1AS	1 The Green, Westerham, Kent, TN16 1AS	Lease	Lessee: Costa Coffee	176.421 Net sq m	N/A	£37000	N/A
	14/06/2010	TN13 1UP	111 High Street, Sevenoaks, Kent, TN13 1UP	Lease	Lessee: Childrens Trust (The)	109 Net sq m	N/A	£28500	N/A
	15/05/2010	TN14 7BG	7BG	Sale	Purchaser: Private Clients	341.509 Net sq m	N/A	N/A	N/A
	15/05/2010	TN13 1UX	143 High Street, Sevenoaks, Kent, TN13 1UX	Lease	Lessee: Valentina	207.172 Net sq m	N/A	£50000	N/A

## **Planning Applications - Retail**



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

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

Address	Status A <sub>l</sub>	oplication Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
37-40 Swanley Centre, London Road, Swanley, Kent, BR8 7TQ	Ref	23/02/2012		Retail (A1)	560	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	Арр	17/08/2011		Retail (A3), Retail (A1)	442	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	Арр	17/08/2011		Retail (A3), Retail (A1)	6502	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	Арр	17/08/2011		Retail (A3), Retail (A1)	442	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	Арр	17/08/2011		Retail (A3), Retail (A1)	6502	Gross sq m	Sevenoaks District Council
R Durtnell And Sons, High Street, Sevenoaks, Kent, TN15 0AE	With	27/04/2011		General, Industrial (B2), Retail (A1)	N/A	N/A	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	104	Gross sq m	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	N/A	N/A	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	104	Gross sq m	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	N/A	N/A	Sevenoaks District Council
Farningham Mill And Associated Buildings, High Street, Dartford, Kent, DA4 0DG	With	04/01/2011		Residential (C3), Retail (A1/2/3), Business (B1a)	130	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9AX	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	260	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9AX	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	283	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9AX	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	260	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9AX	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	283	Gross sq m	Sevenoaks District Council
Chipstead Sailing Club, Chevening Road, Sevenoaks, Kent, TN13 2SD	Ref	24/05/2010		Retail (A3), Assembly & Leisure (D2), Hotels (C1)	478	Gross sq m	Sevenoaks District Council
Former Deja Vue Site, London Road, Swanley, Kent, BR8 7QD	With	07/04/2010		Hotels (C1), Retail (A3)	N/A	N/A	Sevenoaks District Council
58-62 High Street, Sevenoaks, Kent, TN13 1JR	Арр	29/10/2009		Retail (A1)	2298	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	With	03/03/2009		Retail (A1)	13035	Gross sq m	Sevenoaks District Council
Tesco Stores, Aisher Way, Sevenoaks, Kent, TN13 2QS	Арр	15/09/2008		Retail (A1)	7316	Gross sq m	Sevenoaks District Council

## **Shopping Centre Details**



Area: Sevenoaks (2010 Districts and Council Areas)

Base: Great Britain

29/05/2012

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

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
Blighs Meadow Shopping Centre, London Road, Sevenoaks, Kent, TN13 2BS	14/11/2000	5806.39	N/A	N/A	AWG Asset Management
Swanley Shopping Centre, Swanley, Kent, BR8 7TG	01/01/1970	7896.69	Mon-Sat 08:00-22:00	ASDA	Highcloud Investments Limited

## **Industrial Availability**



Area: Sevenoaks (2010 Districts and Council Areas) Base: Great Britain



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

Date	Postcode	Address	Туре	Agents	Floorspace	Rental	Asking Price	URL
23/05/2012	DA3 8NG	Unit 1 Brands Hatch Park, Scratchers Lane Brands Hatch Longfield DA3 8NG	To Let	Hindwoods Chartered Surveyors			£0 PA	http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=312 6167
21/05/2012	TN8 6ED	Commerce Way Edenbridge TN8 6ED	For Sale	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3071
21/05/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	For Sale	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3097
21/05/2012	TN16 1JR	Rectory Lane Brasted Westerham TN16 1JR	To Let	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3302
21/05/2012	DA4 9AX	9AX	To Let	Glenny LLP	622 - 1239 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=337 9795
05/05/2012	TN15 6BQ	Unit 5, Blue Chalet Industrial Park West Kingsdown TN15 6BQ	For Sale,To Let	Caxtons Commercial Ltd				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 2797
05/05/2012	DA4 0JW	Unit 1, Pedham Place FarmLondon Road, Farningham Farningham Dartford DA4 0JW	To Let	Caxtons Commercial Ltd				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=333 2462
28/04/2012	DA3 8NG	Unit 4 Brands Hatch Park, Scratchers Lane Longfield Kent DA3 8NG	To Let	Hindwoods Chartered Surveyors				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=329 5051
16/04/2012	BR8 8TE	Swanley Interchange Units 1 & 5 South East Swanley BR8 8TE	To Let	Jones Lang LaSalle	1593 - 10219 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 7861
13/04/2012	TN8 6HF	Eden House Business CentreEnterprise Way Edenbridge TN8 6HF	To Let	Jason Chatfield				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 5985
05/04/2012	TN8 6HQ	Unit 3Station Road Edenbridge TN8 6HQ	To Let	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3085
05/04/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	To Let	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3079
30/03/2012	TN8 6HF		To Let	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3059
30/03/2012	TN14 6ET	138 Main Road Sundridge Sevenoaks TN14 6ET	To Let	Howard Cundey	41 - 300 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3063
30/03/2012	TN14 5EL	Block 3 Unit 6, Vestry Trading EstateOtford Road Sevenoaks TN14 5EL	To Let	Caxtons Commercial Ltd				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=337 2124
22/03/2012	TN16 1JR	Rectory Lane Brasted Westerham TN16 1JR	To Let	Howard Cundey				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 3076
20/03/2012	BR8 8EE	Railway SidingsWested Lane Swanley BR8 8EE	To Let	Altus Edwin Hill				http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=338 2741
05/03/2012	TN16 2DS	Betsoms BarnLondon Road Westerham TN16 2DS	To Let	Strutt & Parker (bulkload)	53 - 147 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=337 9867

05/03/2012 DA4 9AX	Horton Road South Darenth DA4 9AX	For Sale	Glenny LLP 54 - 1215 sq m	http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=337 9709
03/03/2012 TN14 5EL	Block 5 Unit 2, Vestry Trading EstateOtford Road Sevenoaks TN14 5EL	To Let	Caxtons Commercial Ltd	http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=336 1552
03/03/2012 TN14 5EL	Trade Counter Development, Vestry Trading EstateOtford Road Sevenoaks TN14 5EL	To Let	Caxtons Commercial 420 - 1858 sq m Ltd	http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=336 1553
03/03/2012 TN15 6JE	Crowhurst Lane West Kingsdown TN15 6JE	For Sale	Caxtons Commercial 300 - 900 sq m Ltd	http://www.egi.co.uk/Rese arch/AvailabilityDetail.asp x?hdnSelectedIDList=333 2366

# **Industrial Deals Listing**



Area: Sevenoaks (2010 Districts and Council Areas) Base: Great Britain

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

Date	Postcode	Address	Туре	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
16/04/2012	TN8 6HF	The Industrial Estate, Enterprise Way, Edenbridge, Kent, TN8 6HF	Lease	Lessee: LBH Services UK Limited	396.693 Net sq m	N/A	£62.43	N/A
28/10/2011	TN15 7HH	4 Crowhurst Lane, Sevenoaks, Kent, TN15 7HH	Sale	N/A	300.074 Net sq m	£250000	N/A	N/A
20/08/2011	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: KS Security Limited	282.423 Net sq m	N/A	£61.89	N/A
15/08/2011	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Prolong Limited	342.809 Net sq m	N/A	£37.67	N/A
01/06/2011	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Prolong Limited	141.583 Net sq m	N/A	£61.89	N/A
25/02/2011	TN15 7HH	1 Crowhurst Lane, Sevenoaks, Kent, TN15 7HH	Sale	Purchaser: JPA Commercial Property Consultants	300.074 Net sq m	£247000	N/A	N/A
15/12/2010	TN8 6EG	Factory 2, Station Road, Edenbridge, Kent, TN8 6EG	Lease	Lessee: BAM Nuttall Limited	1181.35 Net sq m	N/A	£48.44	N/A
20/11/2010	TN8 6HG	Factories 1 & 2, Station Road, Edenbridge, Kent, TN8 6HG	Lease	Lessee: BAM Nuttall Limited	1381.83 Net sq m	N/A	£50.27	N/A
05/11/2010	TN8 6ED	Stenmar Works, Commerce Way, Edenbridge, Kent, TN8 6ED	Lease	Lessee: Blackburn Metals Limited	1664.99 Net sq m	N/A	£43.27	N/A
11/10/2010	TN8 6ED	Former 3663 Building, Commerce Way, Edenbridge, Kent, TN8 6ED	Sale	Purchaser: Ambe Limited	4177.54 Net sq m	£1490000	N/A	N/A
01/10/2010	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Spec 21 Limited	248.142 Net sq m	N/A	£37.67	N/A
01/10/2010	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: YMCA	365.57 Net sq m	N/A	£26.91	N/A
15/09/2010	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Consulto Collection Ltd	366 Net sq m	N/A	N/A	N/A
28/06/2010	TN8 6HG	Factories 1 & 2, Station Road, Edenbridge, Kent, TN8 6HG	Sale	Purchaser: Private individual(s)	4398.46 Net sq m	£1000000	N/A	N/A
25/05/2010	BR8 8TJ	The Teardrop, London Road, Swanley, Kent, BR8 8TJ	Lease	Lessee: Private individual(s)	6272.11 Net sq m	N/A	N/A	N/A
15/05/2010	BR8 8TS	Teardrop Estate, Lodnon Road, Swanley, Kent, BR8 8TS	Lease	Lessee: Ideal Waste Paper Company Limited	6272.11 Net sq m	N/A	£80.73	N/A

30/03/2010 BR8 8TE	The Interchange Swanley (Formerly Pedham Place), Wested Lane, Swanley, Kent, BR8 8TE	Investment Sale	Purchaser: ING Real Estate Investment Management Limited	24518.1 Net sq m	£24400000	£71.04	6.8
22/02/2010 TN16 1DE	Westerham Trade Centre, The Flyers Way, Westerham, Kent, TN16 1DE	Lease	Lessee: LLoyd Co Doors Limited	795.429 Net sq m	N/A	£67.92	N/A
15/01/2010 TN14 5DS	Units A&B, Cramptons Road, Sevenoaks, Kent, TN14 5DS	Lease	Lessee: UFC Aerospace Europe Limited	1839.09 Net sq m	N/A	£67.71	N/A
01/11/2009 TN8 6EL	Omicron House, Fircroft Way, Edenbridge, Kent, TN8 6EL	Sale	Purchaser: Phase Electrical Limited	137.031 Net sq m	£160000	N/A	N/A

## **Planning Applications - Industrial**



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

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

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Turvins Farm, Sundridge Road, Sevenoaks, Kent, TN14 6HB	Ref	01/09/2011		Industrial (B1/2/8)	1905	Gross sq m	Sevenoaks District Council
Maplebank Poultry Farm, Maplescombe Lane, Dartford, Kent, DA4 0JY	PPG	18/08/2011	13/10/2011	Industrial (B8)	1568	Gross sq m	Sevenoaks District Council
North Downs Business Park, Limepit Lane, Sevenoaks, Kent, TN13 2TL	PPG	27/06/2011	22/08/2011	Industrial (B1/2/8)	908	Gross sq m	Sevenoaks District Council
R Durtnell And Sons, High Street, Sevenoaks, Kent, TN15 0AE	With	27/04/2011		General, Industrial (B2), Retail (A1)	N/A	N/A	Sevenoaks District Council
Maplebank Poultry Farm, Maplescombe Lane, Dartford, Kent, DA4 0JY	Ref	24/03/2011		Industrial (B8)	2387	Gross sq m	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	25/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	28/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Bough Beech Treatment Works, Lakeside Close, Edenbridge, Kent, TN8 7PL	PPG	08/12/2010	09/03/2011	Industrial (B2)	2658	Gross sq m	Sevenoaks District Council
Stanfords End, Old Barn Farm, Hartfield Road, Edenbridge, Kent, TN8 5NF	PPG	17/02/2010	29/04/2010	Business (B1a), Industrial (B8)	164	Gross sq m	Sevenoaks District Council
Moreton Industrial Estate, London Road, Swanley, Kent, BR8 8DE	PPG	09/06/2008	28/08/2008	Industrial (B8), Business (B1a)	573	Gross sq m	Sevenoaks District Council
Omicron House, Fircroft Way, Edenbridge, Kent, TN8 6EL	PPG	03/06/2008	29/07/2008	Industrial (B2)	N/A	N/A	Sevenoaks District Council
Former D K East Depot, College Road, Swanley, Kent, BR8 7LT	Ref	15/02/2008		Industrial (B2), Industrial (B8), General	N/A	N/A	Sevenoaks District Council
West Kingsdown Industrial Estate, London Road, Sevenoaks, Kent, TN15 6EL	Арр	11/02/2008		Business (B1c), Industrial (B8), General	N/A	N/A	Sevenoaks District Council
Vestry Industrial Estate, Block 9&9a Vestry Road, Sevenoaks, Kent, TN14 5EL	Арр	03/12/2007		Industrial (B2)	2603	Gross sq m	Sevenoaks District Council

Former D K East Depot, College Road, Swanley, Kent, BR8 7LT	Ref	28/09/2007	15/11/2007	, Industrial (B1/2/8)	3474	Gross sq m	Sevenoaks District Council
West Kingsdown Industrial Estate, London Road, Sevenoaks, Kent, TN15 6EL	With	06/09/2007		Industrial (B1/2/8)	1867	Gross sq m	Sevenoaks District Council
Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Арр	28/03/2007		Industrial (B1/2/8)	N/A	N/A	Sevenoaks District Council
Manor Farm Buildings, Manor Road, Longfield, Kent, DA3 8LD	Арр	14/04/2004		Industrial (B8)	N/A	N/A	Sevenoaks District Council

#### **Mosaic UK Data Sources**

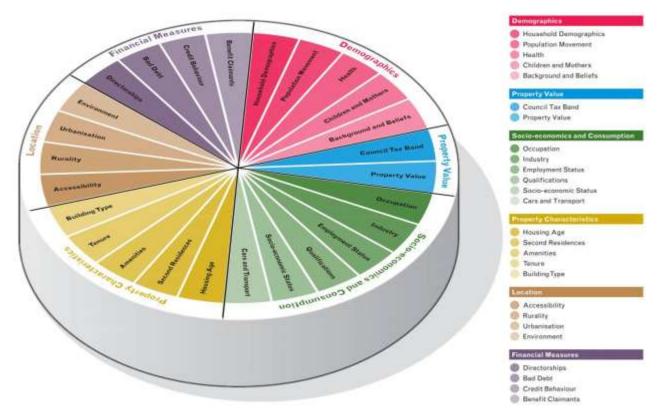


#### **Data Sources**

A total of 440 data elements have been used to build this latest version of Mosaic UK. These have been selected as inputs to the classification on the basis of their volume, quality, consistency and sustainability.

62 percent of the information used to build Mosaic UK is sourced from a combination of data that includes Experian's UK Consumer Dynamics Database, which provides consumer demographic information for the UK's 47 million adults and 24 million households. This database is built from an unrivalled variety of privacy-compliant public and Experian proprietary data and statistical models. These include the edited Electoral Roll, Council Tax property valuations, house sale prices, selfreported lifestyle surveys and other compiled consumer data.

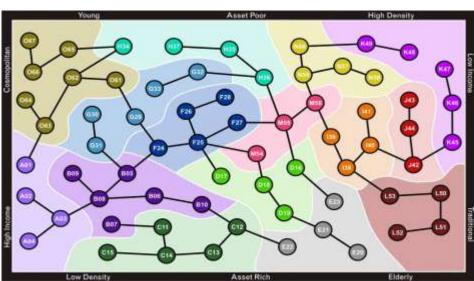
The remaining 38 percent of the data is sourced from Census current year estimates that Experian has produced by utilising its wealth of data assets to track change in key 2001 Census variables. All of the information used to build Mosaic UK is continuously updated. This enables Experian to verify and update the classification twice a year.



#### The Mosaic Family Tree

The Mosaic Family Tree illustrates the major demographic and lifestyle polarities between the Types and Groups, and shows how the Mosaic Types relate to each other.

Mosaic Migration helps to determine the probable location paths of different Mosaic Types and how households might move through the Mosaic Family Tree over time. This is useful for understanding the origin, stability and aspirations of the people within each Mosaic Type.



For more about Mosaic UK, please visit the interactive guide.





Appendix IV Glossary

### SEVENOAKS DISTRICT COUNCIL

### COMMUNITY INFRASTRUCTURE LEVY VIABILITY STUDY

#### **GLOSSARY OF TERMS**

This glossary attempts to define some of the more commonly used terms within viability studies carried out by DSP. It is not an exhaustive list and in most cases, the report itself explains any acronyms and provides definitions. Note — since the introduction of the National Planning Policy Framework in March 2012, all previous Planning Policy Statements have been replaced by the NPPF. References have been included within this Glossary for information purposes only.

#### <u>A</u>

<u>Abnormal Development Costs</u> - Costs that are not allowed for specifically within normal development costs. These can include costs associated with unusual ground conditions, contamination, etc. Often referred to simply as 'abnormals'.

<u>Affordable Housing</u> ('AH') - The National Planning Policy Framework (NPPF) defines affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable

Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

See other definitions for terms used here.

<u>Affordable Rented housing</u> – See definition above.

В

<u>Base Build Costs</u> - for construction only (excluding fees, contingencies and extras) as explained in the study.

BH/BF - preceded by a number – abbreviations used to indicate how many bedrooms a dwelling has (BH = bedroom house; BF = bedroom flat).

<u>BREEAM</u> - the Building Research Establishment Environmental Assessment Methodology which assesses the sustainability credentials of industrial, commercial and institutional buildings.

<u>Building Cost Information Service (BCIS)</u> - A subscription based data-base service of The Royal Institution of Chartered Surveyors (RICS) to facilitate the exchange of information on building construction costs and tender prices. The service provides various series of information including average prices, case study type examples, indices and the like.

<u>C</u>

<u>Capital value</u> - The value of a building or land as distinct from its rental value; the sale or investment value.

<u>Cash flow</u> - The movement of money by way of income, expenditure and capital receipts and payments during the course of a development.

<u>Cascade Mechanism/Principle</u> - A Cascade is a mechanism which enables the form and/or quantum of affordable housing provision to be varied according to the availability of grant funding, thus ensuring that at least a base level of need-related accommodation is provided without compromising overall scheme viability. The approach aids delivery of both the market and affordable tenures by providing adaptability where needed, thus avoiding the need to renegotiate Section 106 agreements with the time delays and cost issues that process brings.

<u>Charqing Authority</u> – is the Local Planning Authority that will raise the CIL charges as defined by section 37 of the Planning and Compulsory Purchase Act 2004 for England.

<u>Charqing schedule</u> – sets out the rate or rates at which CIL which will apply, expressed in £per sq m terms, potentially for varying forms of development in the authority's area. Its preparation involves a series of stages via a Preliminary Draft and then Draft Charging Schedule; including consultation and independent examination.

<u>Code for Sustainable Homes ('CfSH', 'CSH' or 'Code')</u> - CLG is proposing to gradually tighten building regulations to increase the energy efficiency of new homes and thus reduce their carbon impact. In parallel with these changes to the building regulations, the CfSH has been introduced as a tool to encourage house builders to create more sustainable dwellings, and to inform buyers/occupiers about the green credentials of new housing. CfSH compliance, to levels over those generally operated in the market, is also compulsory for all public (HCA) funded affordable housing development. The Code is intended to provide a route map, signalling the direction of change towards low carbon sustainable homes that will become mandatory under the building regulations. The Code, again in parallel with building regulations and other initiatives, also covers a wider range of sustainability requirements – beyond lower carbon.

<u>Community Infrastructure Levy</u> ('CIL') - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Charging authorities must express CIL rates as pounds per square metre, as CIL will be levied on the gross internal floorspace of the net additional liable development. The published rate(s) within an authority's charging schedule will enable liable parties to anticipate their expected CIL liability.

<u>Core Strategy</u> - The key <u>Development Plan Document</u> ('<u>DPD</u>') through which a local authority sets out its strategic planning approach for its area. Accompanied by other DPDs, usually dealing with aspects such as site allocations or regeneration areas, and in some cases covering particular topics such as affordable housing (see below for other definitions). See also Local Plan.

<u>Current Use Value</u> - Market Value (MV) on the special assumption reflecting the current use of the property only and disregarding any prospect of development other than for continuation/expansion of the current use.

D

<u>Density ('Indicative Density')</u> - Represents the intensity of use of a site by way of how many dwellings (or in some cases other measures such as habitable rooms) are provided on it. Usually described by reference to 'dwellings per hectare' (DPH).

<u>Development Appraisal</u> - A financial appraisal of a development to calculate either: (i) the residual land value ('RLV') by deducting all development costs, including an allowance for the developer's profit/return, from the scheme's total capital value; or (ii) the residual development profit/return by deducting all development costs, including the site value/cost, from the scheme's total capital value. The appraisal(s) would normally look to determine an approximate *Residual Land Value* (RLV). Assuming a developer has already reached the initial conclusion that, in principle, a site is likely to be suitable and viable for development, an appraisal is then carried out to fine tune scheme feasibility and discover what sum they can afford to pay for the site. This would normally be subject to a range of caveats and clauses based on circumstances unknown to the developer at the time of making an offer. As an example, an offer could be subject to the granting of planning permission or subject to no abnormal conditions existing, etc.

<u>Development Cost</u> - This is the total cost associated with the development of a scheme and includes acquisition costs, site-specific related costs, build costs, fees and expenses, interest and financing costs. Care is needed in describing specifically what is included when this term is used.

<u>Development Plan ('Plan')</u> - This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.) See also 'Core Strategy' and 'Local Plan'.

<u>Development Plan Document ('DPD')</u> - Spatial planning documents that are subject to independent examination, and together with any relevant regional plans, inform the planning policies for a local authority. They include a Core Strategy and also often cover site-specific allocations of land, area action plans and generic development control policies. See also 'Development Plan', 'Local Plan' and 'Core Strategy'.

<u>Developer's Profit</u> - The developer's reward – required for risk taken in pursuing and running the project, often required based on certain requirements to secure project funding. This is the gross profit, before tax. It will usually cover an element of overheads, but varies. The profit element used in these appraisals is profit expressed as a percentage of Gross Development Value ('GDV') (the most commonly expressed way) although developers will sometimes use other methods, for example profit on cost.

<u>Development Viability (or 'Viability')</u> - The viability of the development - meaning its health in financial terms. A viable development would normally be one which proceeds (or at least there is no financial reason for it not to proceed) — it would show the correct relationship between GDV (see below) and Development Cost. There would be a sufficient gap between the GDV and Development Cost to support a sufficient return (developer's profit) for the risk taken by the developer in pursuing the scheme (and possibly in this connection to support funding requirements), and a sufficiently attractive land value for the landowner. An un-viable scheme is one where a poor relationship exists between GDV and Development Cost, so that insufficient profit rewards and/or land value can be generated.

E

<u>Existing Use Value ('EUV')</u> - is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller, in an arm's-length transaction after proper marketing wherein the parties had each acted

knowledgeably, prudently and without compulsion, assuming the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the property that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost (see also Current Use Value and Market Value).

<u>Edge of centre</u> - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

F

<u>Finance</u> - Costs associated with financing the development cost. Varying views are taken on the length of the relevant construction projects as to how long these costs need to be carried for on each occasion.

<u>Financial Contribution</u> - see "Payment-in-lieu".

G

<u>Gross external area ('GEA')</u> - The aggregate superficial area of a building taking each floor into account. As per the RICS Code of Measuring Practice this includes: external walls and projections, columns, piers, chimney breasts, stairwells and lift wells, tank and plant rooms, fuel stores whether or not above main roof level (except for Scotland, where for rating purposes these are excluded); and open-side covered areas and enclosed car parking areas; but excludes; open balconies; open fire escapes, open covered ways or minor canopies; open vehicle parking areas, terraces, etc.; domestic outside WCs and coalhouses. In calculating GEA, party walls are measured to their centre line, while areas with a headroom of less than 1.5m are excluded and quoted separately.

<u>Gross Internal Area ('GIA')</u> - Broadly speaking GIA is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. GIA will include: Areas occupied by internal walls (whether structural or not) and partitions; service accommodation such as WCs,

showers, changing rooms and the like; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc; lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level; open-sided covered areas.

<u>Gross Development Value ('GDV')</u> - The amount the developer ultimately receives on completion or sale of the scheme whether through open market sales alone or a combination of those and the receipt from a Registered Provider (RP) for completed affordable housing units - before all costs are subtracted.

<u>H</u>

Homes and Communities Agency ('HCA') - The Government's Agency charged with delivering the affordable housing (investment) programme ('AHP') and the vehicle through which public funs in the form of Social Housing Grant ('SHG') are allocated, where available and where the HCA's investment criteria are met, for affordable housing development.

<u>Hope value</u> - Any element of open Market Value of a property in excess of the current use value, reflecting the prospect of some more valuable future use or development. It takes account of the uncertain nature or extent of such prospects, including the time which would elapse before one could expect planning permission to be obtained or any relevant constraints overcome, so as to enable the more valuable use to be implemented.

<u>Infrastructure</u> - The full range of transport networks, utilities, services and facilities that are needed to create sustainable neighbourhoods and support new development. It includes physical items such as roads and social infrastructure such as schools and healthcare centres.

<u>Intermediate Affordable Housing</u> - See 'Affordable Housing'

J

<u>K</u>

Ī

<u>Land Costs</u> - Costs associated with securing the land and bringing it forward – activities which precede the construction phase, and, therefore, costs which are usually borne for a longer period than the construction phase (a lead in period). They include financing the land acquisition and associated costs such as land surveys, planning application and sometimes infrastructure costs, land acquisition expenses and stamp duty land tax.

Land Residual as a percentage (%) of GDV - The amount left for land purchase expressed as a percentage of the Gross Development Value. A guideline sometimes used in the development industry. Old "rules of thumb" may be seen that, for example, upwards of approximately one third of GDV is comprised of land value. In practice this however has always varied with scheme specifics, and with increasing burdens on land value from a range of planning infrastructure requirements (including affordable housing) former views on where land values lie are having to be revised.

<u>Local Development Framework ('LDF')</u> - A non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (DPDs which form part of the statutory development plan).
- Supplementary Planning Documents (SPDs).

The local development framework will also comprise:

- The Statement of Community Involvement ('SCI').
- The Local Development Scheme ('LDS').
- The Annual Monitoring Report ('AMR').
- Any Local Development Orders or Simplified Planning Zones that may have been added.

<u>Local Plan</u> - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the

2004 Act. See also Core Strategy, Development Plan Document, Local Development Framework and others.

<u>Local Planning Authority</u> ('LPA') - The public authority whose duty it is to carry out specific planning functions for a particular area. Local planning authorities include district councils, London borough councils, County councils, Broads Authority, National Park Authorities and the Greater London Authority.

## M

Market Value ('MV') or Open Market Value ('OMV') — is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The usual measure of value in this study context. Used here to build up the development scheme's GDV and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings in relation to residential appraisals.

## Ν

National Planning Policy Framework ('NPPF') - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

<u>Net internal area ('NIA')</u> - The usable space within a building measured to the internal finish of structural, external or party walls, but excluding toilets, lift and plant rooms, stairs and lift wells, common entrance halls, lobbies and corridors, internal structural walls and columns and car parking areas.

## <u>O</u>

<u>Open Market Value ('OMV') or Market Value ('MV')</u> – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The

usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings (see *Developer Payment*).

<u>Out of centre</u> - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

<u>Out of town</u> - A location out of centre that is outside the existing urban area. <u>P</u>

<u>Payment-in-lieu</u> - A financial payment made by a developer or landowners instead of providing the planning-led affordable housing requirement on the site of the market (private sale) housing scheme (see also 'Commuted Sum/Financial Contribution').

<u>Payment Table</u> - This is normally referred to where a local authority prescribes or guides as to the levels of receipt the developer will get for selling completed affordable housing units of set types and sizes to a Housing Association (HA). In this context it normally relates to an approach which assumes nil grant and is based on what the Registered Provider (e.g. Housing Association) can afford to pay through finance raised (mortgage funded) against the rental or shared ownership income flow. See also 'Developer Payment'. It is sometimes used in a looser context, for example in the setting out of financial contribution levels for payments in lieu of onsite affordable housing provision.

<u>Percentage (%) Reduction in Residual Land Value ('RLV')</u> - The percentage by which the residual land value falls as a result of the impacts from the range of affordable housing policy options. This is expressed as the fall in residual land value compared to a site that previously required zero affordable housing <u>or</u> a site that was required to provide affordable housing previously, but at a lower percentage.

<u>Planning obligations</u> - A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

<u>Planning-led Affordable Housing</u> - Affordable housing required on new market (private sale) housing developments of certain types (which are set locally – see "Threshold" and "Proportion" below) as set out by the National Planning Policy Framework (NPPF).

<u>Planning Policy Statement 3: Housing ('PPS3')</u> – Now obsolete national statement of the Government's planning policy on Housing – including the planning-led affordable housing we consider here. Superseded, as per all PPSs, by the National Planning Policy Framework – see National Planning Policy Framework ('NPPF').

<u>Previously developed land</u> ('PDL') - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Q

<u>R</u>

<u>Rateable value</u> ('RV') - The figure upon which the uniform business rate is charged.

<u>Recycled Capital Grant</u> ('RCG') - An internal fund within the accounts of a Registered Provider used to recycle SHG in accordance with Homes and Communities Agency policies and procedures.

Renewable Energy/Renewal Energy Measures - Measures which are required for developments to ensure that a proportion (often expressed as a % target) of total energy needs of the scheme are supplied through renewable sources (for example solar, wind, ground heat, biomass, etc) rather than through conventional energy supply means. Usually in the context of viability studies we are referring to small scale on-site measures or equipment that will supply a proportion of the development's needs. Increasingly, there are also moves to investigate the potential for larger developments or groups of developments to benefit from similar principles but through group/combined/communal schemes usually involving significant plant installations.

<u>Rental value</u> - The income that can be derived under a lease or tenancy for use of land or a building.

<u>Residual Valuation</u> - The process by which <u>Residual Land Value</u> ('RLV') is estimated. So called because it starts with the <u>GDV</u> at the top of the calculation and deducts all <u>Development Costs</u> and <u>Developer's Profit</u> so as to indicate the amount left remaining (hence "residual") for land purchase – including land value.

<u>Residual Land Value ('RLV')</u> - The amount left for land purchase once all development, finance, land costs and profit have been deducted from the *GDV*, normally expressed in monetary terms (£). This acknowledges the sum subtracted for affordable housing and other planning obligations where applicable. It is relevant to calculate land value in this way as land value is a direct result of what *scheme type* specifically can be created on a site, the issues that have to be dealt with to create it and costs associated with those.

<u>Registered Provider ('RP')</u> - This legal definition has replaced the previously recognised term of Registered Social Landlord (RSL) and incorporates most Housing Associations. However the new definition explicitly allows both profit and non-profit making social housing providers to be registered (with the Tenant Services Agency).

<u>Regional Spatial Plan ('RSS')</u> - The spatial plan for a region, promoted and managed by the relevant regional assembly, and in the case of London – the Mayor's 'London Plan'. It comprises higher level guidance which sub-regional and local authority level planning needs to take account of as a part of delivering strategic objectives for an area. See also <u>Development Plan</u>.

<u>S</u>

<u>Saved Policies</u> - former <u>development plan</u> policies whose life has been extended pending the replacement plan being in place. A formal direction is required in order for policies to be saved.

<u>Scheme Type</u> - The scheme (development project) types modelled in the appraisals consist of either entirely flatted or housing schemes or schemes with a mix of houses and flats. They are notional, rather than actual, scheme types consistent with the strategic overview the study needs to make. They are also described as 'scenarios' or 'notional scenarios'.

<u>Section 106</u> ('S.106') - (of the Town and Country Planning Act 1990). The legally binding planning agreement which runs with the interest in the land and requires the landowner (noting that ultimately the developer usually becomes the landowner) through covenants to agree to meet the various planning obligations once they implement the planning permission to which the S106 agreement relates. It usually sets out the principal affordable housing obligations, and is the usual tool by which planning-led affordable housing is secured by the Local Planning Authority. Section 106 of this Act refers to "agreements regulating development or use of land". These agreements often cover a range of planning obligations as well as affordable housing. There is a related type of agreement borne out of the same requirements and legislation – whereby a developer unilaterally offers a similar set of obligations, often in appeal or similar set of circumstances where a quick route to confirming a commitment to a set of obligations may be needed (a *Unilateral Undertaking* – a term not used in this study).

<u>Shared Ownership</u> - Shared ownership is an intermediate form of Affordable Housing and provides a way of buying a stake in a property where the purchaser cannot afford to buy it outright. They have sole occupancy rights.

Shared ownership properties are usually offered for sale by Registered Providers. The purchaser buys a share of a property and pays rent to the RP for the remainder. The monthly outgoings will include repayments on any mortgage taken out, plus rent on the part of the property retained by the housing association. Later, as the purchaser's financial circumstances change, they may be able to increase their share until they own the whole property (see 'stair-casing' below). See also <u>Affordable</u> Housing.

<u>Sliding Scale</u> - Refers in this context to a set of affordable housing policies which require a lower *proportion* of affordable housing on the smallest sites, increasing with site size – to provide a graduated approach.

<u>Special Protection Areas</u> - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

<u>Social Rented Housing</u> – see 'Affordable Housing'

<u>Stair-casing Receipt</u> - Payment an RP receives when a shared ownership leaseholder (shared owner) acquires additional equity (a further share of the freehold) in a dwelling.

<u>Supplementary Planning Document ('SPD')</u> - Provides supplementary information in respect of the policies in Development Plan Documents, and their more detailed application. These do not form part of the development plan and are not subject to independent examination.

T

<u>Tenure/Tenure Type</u> – the mode of occupation of a property – normally used in the context of varying *affordable housing* tenure types – in essence includes buying part or whole, and renting; although there are now many tenure models and variations which also include elements of buying and renting.

<u>Tenure Mix</u> - The tenure types of affordable housing provided on a site – refers to the balance between, for example, affordable rented accommodation and shared ownership or other *Intermediate* tenure.

<u>Threshold</u> - Affordable housing threshold i.e. the point (development scheme and/or site size) at which the local authority determines that affordable housing provision should be sought, or in this study context the potential points at which the local authority wishes to test viability with a view to considering and selecting future policy or policy options.

U

V

<u>Valuation Office Agency ('VOA')</u> - The Valuation Office Agency (VOA) is an executive agency of HM Revenue & Customs (HMRC). Their main functions are to compile and maintain the business rating and council tax valuation lists for England and Wales; value property in England, Wales and Scotland for the purposes of taxes administered by the HM Revenue & Customs; provide statutory and non-statutory property valuation services in England, Wales and Scotland; give policy advice to Ministers on property valuation matters. The VOA publishes twice-yearly Property

Market Reports that include data on residential and commercial property, and land values.

<u>Value Level(s)</u> ('VLs') - DSP usually carry out sensitivity testing based on a range of new build property values which represent typically found prices for ordinary new developments in the area at the time of the study research.

<u>Viability</u> - See *Development Viability*.

<u>X</u>

<u>Y</u>

<u>Yields</u> - As applied to different commercial elements of a scheme (i.e. office, retail, etc.) and is usually calculated as a year's rental income as a percentage of the value of the property.

<u>Z</u>



Appendix V CIL Rates Map

