

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	Percentage Affordable Housing & Tenure Mix		Construction Duration (months excl lead-in)
				Private Mix	Affordable Tenure Split 65% AR; 35% LCHO*	
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	3 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 x 1BF, 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 x 2BH	60

*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 (£ / m ²)	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000

Development Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs Flats (Generally) (£/m ²) ¹	£1,247
Build Costs Houses (Mixed Developments) (£/m ²) ¹	£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 renewables allowance (% of build cost) ²	5%
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
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%
Miscellaneous (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%
Finance Rate - Build (%)	6.5%
Finance Rate - Land (%)	6.5%

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

HMRC scale

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - 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/m² GIA; Houses Mixed Development: £952/m²
 Build costs taken from 4th Quarter 2011 and rebased to Sevenoaks Location Factor of 117 without externals, contingencies or fees
 Above build costs include externals at 15%.

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline.

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

Development Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Net/Gross ratio (%)	Build Period (Months)**	Values Range - Annual Rents £ per sq m			Build Cost (£ per sq m)*	External works cost addition (%)	Cost (£/sq m excl fees etc)	Notes:
							Low	Mid	High				
Large Retail	Supermarket - town centre	2000	33%	0.61	90.00	9	£230	£260	£290	1261	20%	£1,513	BCIS - Hypermarkets / Supermarkets - generally. Externals calculated from "Building" http://www.building.co.uk/data/cost-model-supermarkets/1029095.article
Medium / Large Retail	Retail warehouse - out of town	2500	31%	0.81	90.00	7	£175	£200	£225	586	20%	£703	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
Industrial / Warehousing - small	Start-up/move-on type industrial unit including offices - industrial estate	200	40%	0.05	100.00	6	£80	£90	£100	866	20%	£1,039	BCIS - Advance factories / offices - mixed facilities (B1) - 500-2000m ²
Industrial / Warehousing - larger	Larger industrial / warehousing unit including offices - industrial estate - PDL / Greenfield	2500	31%	0.81	100.00	8	£70	£80	£90	476	20%	£571	BCIS - Advance factories / offices - mixed facilities (B1) - >2,000m ²
C1 Hotel (budget)	Hotel - town centre (160 rooms - approx. 25 sq m each letting space)	4500	100%	0.45	90.00	12	£4,000 per unit	£4,500 per unit	£5,000 per 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%
Purchaser'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%

*BCIS Median - Location Factor Sevenoaks (117); 4Q 2011

**BCIS Construction Duration Calculator

Appendix IIa
Residential Results Summaries

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,774				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	28%	12%	0%
SITE SIZE (HA)	0.63				
VALUE / AREA	7				
REVENUE					
Affordable Housing Revenue				£1,360,078	
Open Market Housing Revenue				£3,937,500	
<u>Total Value of Scheme</u>				£5,297,578	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS					
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 / Lifetime Homes				£203,174	
<u>Total Build Costs</u>				£2,653,924	
Section 106 / CIL Costs				£156,250	
Marketing Costs & Legal Fees				£177,677	
<u>Total s106 & Marketing Costs</u>				£333,927	
<u>Finance on Build Costs</u>				£97,105	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,084,956	
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit				£787,500	
Affordable Housing Profit				£81,605	
<u>Total Operating Profit</u>				£869,105	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,343,517	

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

RLV (£ per Ha) **£1,116,681** (ignores finance & acquisition costs if GRLV Negative)
£1,786,689

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,774				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	28%	12%	0%
SITE SIZE (HA)	0.63				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,294,610	
Open Market Housing Revenue				£3,150,000	
<u>Total Value of Scheme</u>				£4,444,610	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
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 / Lifetime Homes				£203,174	
<u>Total Build Costs</u>				£2,653,924	
Section 106 / CIL Costs				£103,750	
Marketing Costs & Legal Fees				£152,088	
<u>Total s106 & Marketing Costs</u>				£255,838	
<u>Finance on Build Costs</u>				£94,567	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,004,329	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£630,000	
Affordable Housing Profit				£77,677	
<u>Total Operating Profit</u>				£707,677	
<u>GROSS RESIDUAL LAND VALUE</u>				£732,604	

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

RLV (£ per Ha) **£608,913** (ignores finance & acquisition 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

Use Class / Type	Scheme Type	Value Level	Total Floor Area (m ²)	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)										CIL Range (£/m ²)
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL			
A1-A5 Retail	Supermarket	L 2000	0.61	1808,508	£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		
		M 2000	0.61	£1,351,710	£1,307,054	£1,260,398	£1,211,742	£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	£138	£80		
		H 2000	0.61	£1,898,912	£1,872,256	£1,805,601	£1,758,945	£1,712,289	£1,665,633	£1,618,977	£1,572,322	£1,525,666	£3,112,970	£3,036,484	£2,960,000	£2,883,516	£2,807,031	£2,730,546	£2,654,061	£2,577,577	£2,501,092	£15	£53		
	Retail Warehouse	L 2500	0.81	£3,928,333	£3,908,333	£3,830,333	£3,822,333	£3,744,333	£3,736,333	£3,658,333	£3,650,333	£3,572,333	£3,564,333	£2,889,305	£2,819,979	£2,750,652	£1,281,225	£1,211,898	£1,142,572	£1,073,244	£1,003,917	£934,590	£235	£56	
		M 2500	0.81	£2,170,733	£2,115,692	£2,060,650	£2,005,609	£1,950,568	£1,895,527	£1,840,486	£1,785,445	£1,730,404	£1,675,363	£2,679,917	£2,613,854	£2,547,790	£2,481,727	£2,415,664	£2,349,601	£2,283,538	£2,217,475	£2,151,412	£2,254,373	£194	£447
		H 2500	0.81	£2,678,868	£2,624,837	£2,569,806	£2,514,775	£2,459,744	£2,404,713	£2,349,682	£2,294,651	£2,239,620	£2,184,589	£3,358,654	£3,300,540	£3,242,427	£3,184,314	£3,126,200	£3,068,087	£3,009,974	£2,951,861	£2,893,748	£2,835,635	£100	£653
	Convenience Store	L 300	0.05	£52,987	£45,901	£38,814	£31,728	£24,642	£17,556	£10,470	£3,384	Negative RLV	£1,059,340	£918,020	£776,680	£635,360	£494,020	£352,700	£211,360	£70,040	Negative RLV	£123	£40		
		M 300	0.05	£108,967	£101,901	£94,834	£87,768	£80,702	£73,635	£66,569	£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	£1,048,720	£907	£177		
		H 300	0.05	£164,967	£157,900	£150,834	£143,767	£136,701	£129,634	£122,568	£115,502	£108,435	£2,962,340	£2,821,020	£2,679,680	£2,538,360	£2,397,020	£2,255,700	£2,114,360	£1,973,040	£1,831,720	£1,690,400	£1,549,080	£137	£177
	B1a Offices	Town Centre	L 7000	0.23																					
			M 7000	0.23																					
			H 7000	0.23	£945,301	£780,416	£615,532	£450,647	£285,763	£120,878	Negative RLV	Negative RLV	Negative RLV	£4,110,004	£3,388,113	£2,676,226	£1,959,335	£1,242,448	£525,557	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
B1a Offices	Business Park / Edge of Town	L 2500	0.81																						
		M 2500	0.81																						
		H 2500	0.81	£557,723	£498,826	£439,930	£381,033	£322,136	£263,239	£204,342	£145,445	£86,548	£688,635	£618,831	£549,027	£479,223	£399,419	£325,615	£251,811	£178,007	£104,203	£30,399	£106,602	£1,000	£188
B1,B2,B8 Industrial	Starter / Move-on Units	L 200	0.09																						
		M 200	0.09																						
		H 200	0.09																						
B1,B2,B9 Industrial	Larger Industrial Units / Industrial Estate	L 2500	0.81																						
		M 2500	0.81																						
		H 2500	0.81	£136,261	£77,374	£18,486	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	£168,223	£95,523	£22,822	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
C1 Hotel	Town Centre	L 4500	0.4																						
		M 4500	0.4																						
		H 4500	0.4																						
C2 Residential Institution	Nursing Home or Similar Rural	L 5000	1.67																						
		M 5000	1.67																						
		H 5000	1.67																						
C2 Residential Institution	Nursing Home or Similar Urban	L 3000	0.25																						
		M 3000	0.25																						
		H 3000	0.25																						

Key:
 Negative RLV
 RLV between zero and lower assumed PDL enhancement value (€1,300,000/ha)
 RLV between lower assumed PDL enhancement value and upper assumed PDL enhancement value (€1,300,000/ha - €3,000,000/ha)
 RLV at or above upper assumed PDL enhancement value (€3,000,000/ha)
 Source: Dixon Searle LLP (April 2012) Maximum range based on upper and lower input land values

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

Use Class / Type	Scheme Type	Value Level	Total Floor Area (m ²)	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)										CIL Range (£/m ²)				
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL							
A1-A5 Retail	Supermarket	L 2000	0.61	£245,393	£198,738	£152,082	£105,426	£58,770	£12,115	£1,175,649	£1,099,164	£1,022,679	£946,195	£866,710	£793,225	£716,739	£640,256	£563,770	£487,284	£407,799	£327,314	£247,829	£167,344	£87,859	£7,374	£-74	£-274		
		M 2000	0.61	£171,146	£670,490	£623,834	£577,179	£530,523	£483,867	£437,211	£390,556	£343,900	£297,244	£250,588	£203,932	£157,276	£110,620	£63,964	£17,308	£-10,358	£-67,712	£-124,566	£-181,420	£-238,274	£-295,128	£-351,982	£-408,836	£-465,690	
		H 2000	0.61	£1,168,899	£1,142,243	£1,095,587	£1,048,931	£1,002,276	£955,620	£908,964	£862,308	£815,652	£768,996	£722,340	£675,684	£629,028	£582,372	£535,716	£489,060	£442,404	£395,748	£349,092	£302,436	£255,780	£209,124	£162,468	£115,812	£69,156	£22,500
	Retail Warehouse	L 2500	0.81	£3,319,913	£3,209,957	£3,099,999	£2,989,999	£2,879,999	£2,769,999	£2,659,999	£2,549,999	£2,439,999	£2,329,999	£2,219,999	£2,109,999	£1,999,999	£1,889,999	£1,779,999	£1,669,999	£1,559,999	£1,449,999	£1,339,999	£1,229,999	£1,119,999	£1,009,999	£899,999	£789,999	£679,999	£569,999
		M 2500	0.81	£1,657,802	£1,561,647	£1,505,492	£1,449,338	£1,393,183	£1,337,028	£1,280,873	£1,224,719	£1,168,564	£1,112,409	£1,056,254	£1,000,100	£943,945	£887,790	£831,635	£775,480	£719,325	£663,170	£607,015	£550,860	£494,705	£438,550	£382,395	£326,240	£270,085	£213,930
		H 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	£1,571,529	£1,514,848	£1,458,167	£1,401,486	£1,344,805	£1,288,124	£1,231,443	£1,174,762	£1,118,081	£1,061,400	£1,004,719	£948,038	£891,357	£834,676	£777,995	£721,314	£664,633
	Convenience Store	L 300	0.15	£3,271	£45,368	£38,302	£31,235	£24,169	£17,103	£10,036	£2,970	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
		M 300	0.15	£100,887	£93,831	£86,764	£79,698	£72,631	£65,565	£58,498	£51,432	£44,365	£37,299	£30,232	£23,166	£16,100	£9,034	£1,968	£-5,100	£-12,166	£-19,232	£-26,298	£-33,364	£-40,430	£-47,496	£-54,562	£-61,628	£-68,694	£-75,760
	B1a Offices	Town Centre	L 7000	0.23																									
			M 7000	0.23																									
	B1a Offices	Business Park / Edge of Town	L 2500	0.81																									
			M 2500	0.81																									
B1,B2,B8 Industrial	Starter / Move-on Units	L 200	0.09																										
		M 200	0.09																										
		H 200	0.09																										
B1,B2,B9 Industrial	Larger Industrial Units / Industrial Estate	L 2500	0.81																										
		M 2500	0.81																										
		H 2500	0.81																										
C1 Hotel	Town Centre	L 4500	0.45																										
		M 4500	0.45																										
C2 Residential Institution	Nursing Home or Similar Rural	L 5000	1.67																										
		M 5000	1.67																										
		H 5000	1.67																										
C2 Residential Institution	Nursing Home or Similar Urban	L 3000	0.25																										
		M 3000	0.25																										
		H 3000	0.25																										

Key:
 Negative RLV
 RLV between zero and lower assumed PDL enhancement value (€1,300,000/ha)
 RLV between lower assumed PDL enhancement value and upper assumed PDL enhancement value (€1,300,000/ha - €3,000,000/ha)
 RLV at or above upper assumed PDL enhancement value (€3,000,000/ha)
 Source: Dixon Searle LLP (April 2012)
 *maximum range based on upper and lower input land values

Dixon Searle LLP

Development Appraisal

Retail Warehouse (2,500sqm) - Medium Value

Report Date: 26 June 2012

Retail Warehouse (2,500sqm) - Medium Value
Summary Appraisal for Phase 1
REVENUE
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	450,000	YP @	6.5000%	15.3846
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.80%	(377,031)	6,500,542
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NET DEVELOPMENT VALUE
6,123,510
NET REALISATION
6,123,510
OUTLAY
ACQUISITION COSTS

Residualised Price (0.81 Ha £2,383,026.61 pHect)				1,930,252
Stamp Duty				96,513
Agent Fee		1.00%		19,303
Legal Fee		0.75%		14,477
Site Survey & Prep Costs	0.81 m ²	100,000.00 pm ²		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		5.00%	73,250	
CIL	2,500.00 m ²	125.00 pm ²	312,500	
				385,750
Other Construction				
Site Works		20.00%	293,000	
				293,000

PROFESSIONAL FEES

All Professional		10.00%	175,800	175,800
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MARKETING & LETTING

Letting Agent Fee		11.00%	49,500	
Letting Legal Fee		0.75%	3,375	
				52,875

Additional Costs

Arrangement Fee		1.00%	19,303	19,303
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	29,300	
BREEAM		5.00%	73,250	
				102,550

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			137,998	
Construction			49,582	
Total Finance Cost				187,581

TOTAL COSTS
4,823,402

Retail Warehouse (2,500sqm) - Medium Value**PROFIT****1,300,108****Performance Measures**

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	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths
Land Cost pHect	2,383,027

Retail Warehouse (2,500sqm) - Medium Value

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

6,500,542

Retail Warehouse (2,500sqm) - Medium Value

Dixon Searle LLP

Development Appraisal

Supermarket (2,000sqm) - Medium Value

£125 CIL

Report Date: 26 June 2012

APPRAISAL SUMMARY**DIXON SEARLE LLP****Supermarket (2,000sqm) - Medium Value
£125 CIL****Summary Appraisal for Phase 1****REVENUE****Rental Area Summary**

	Units	m²	Rate m²	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
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GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.80%	(417,600)	7,200,000
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NET DEVELOPMENT VALUE6,782,400**NET REALISATION****6,782,400****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.61 Ha £1,836,771.98 pHect)				1,120,431
Stamp Duty			1.00%	11,204
Agent Fee			1.00%	11,204
Legal Fee			0.75%	8,403
Site Survey & Prep Costs	0.61 m ²	100,000.00 pm ²		61,000
				1,212,243

CONSTRUCTION COSTS**Construction**

	m²	Rate m²	Cost	
Retail (2,500sqm)	2,000.00	£1,261.00	2,522,000	2,522,000
Contingency		5.00%	126,100	
CIL	2,000.00 m ²	125.00 pm ²	250,000	
				376,100

Other Construction

Site Works		20.00%	504,400	504,400
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PROFESSIONAL FEES

All Professional		10.00%	302,640	302,640
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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
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	50,440	
BREEAM		5.00%	126,100	
				176,540

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			90,444	
Construction			91,839	
Total Finance Cost				182,283

TOTAL COSTS**5,342,400**

Supermarket (2,000sqm) - Medium Value**£125 CIL****PROFIT****1,440,000****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	52.59%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths
Land Cost pHect	1,836,772

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

Net Rent at Sale	Initial MRV
468,000	468,000

7,200,000

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

Dixon Searle LLP

Development Appraisal

Convenience Store (300sqm) - Medium Value

Report Date: 26 June 2012

Convenience Store (300sqm) - Medium Value
Summary Appraisal for Phase 1
REVENUE
Rental Area Summary

	Units	m ²	Rate m ²	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
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GROSS DEVELOPMENT VALUE

Purchaser's Costs	5.80%	(36,138)	623,077
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NET DEVELOPMENT VALUE
586,938
NET REALISATION
586,938
OUTLAY
ACQUISITION COSTS

Residualised Price (0.05 Ha £1,896,682.54 pHect)			94,834
Agent Fee		1.00%	948
Legal Fee		0.75%	711
Site Survey & Prep Costs	0.05 m ²	100,000.00 pm ²	5,000
			101,494

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
Retail (300sqm)	300.00	£763.00	228,900
Contingency		5.00%	11,445
CIL	300.00 m ²	50.00 pm ²	15,000
			26,445
Other Construction			
Site Works		20.00%	45,780
			45,780

PROFESSIONAL FEES

All Professional	10.00%	27,468	27,468
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MARKETING & LETTING

Letting Agent Fee	10.00%	4,050
Letting Legal Fee	0.75%	304
		4,354

Additional Costs

Arrangement Fee	1.00%	948	948
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MISCELLANEOUS FEES

Planning / Insurances	2.00%	4,578
BREEAM	5.00%	11,445
		16,023

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)		
Land		5,908
Construction		5,004
Total Finance Cost		10,911

TOTAL COSTS
462,323
PROFIT
124,615

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
Land Cost pHect	1,896,683

Convenience Store (300sqm) - Medium Value

**Initial
MRV**
40,500

Convenience Store (300sqm) - Medium Value

Dixon Searle LLP

Development Appraisal

Report Date: 26 June 2012

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit
Hotel	160	4,032.00	£12.33	£4,500

Investment Valuation

Hotel				
Current Rent	720,000	YP @	6.5000%	15.3846

GROSS DEVELOPMENT VALUE				11,076,923
Purchaser's Costs		5.80%	(642,462)	
NET DEVELOPMENT VALUE				<u>10,434,462</u>

NET REALISATION				10,434,462
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OUTLAY

ACQUISITION COSTS

Residualised Price			(1,930,331)	
Site Survey & Prep Costs	0.45 m ²	100,000.00 pm ²	45,000	
				(1,885,331)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
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
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PROFESSIONAL FEES

All Professional		10.00%	810,701	810,701
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MARKETING & LETTING

Letting Agent Fee		10.00%	72,000	
Letting Legal Fee		0.75%	5,400	
				77,400

Additional Costs

Arrangement Fee		1.00%	19,303	19,303
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	135,117	
BREEAM		5.00%	337,792	
				472,909

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			(164,393)	
Construction			443,688	
Total Finance Cost				279,295

TOTAL COSTS				8,219,077
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PROFIT

2,215,384

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	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
Land Cost pHect	(4,289,624)

Net Rent at Sale	Initial MRV
720,000	720,000

11,076,923

Appendix III

Market Values & Assumptions Research

Appendix III

Market, Values and Assumptions Research Community Infrastructure Levy Viability Assessment

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

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Appendix III contents	Page (of this Appendix)
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DSP New-build housing research	18 – 22
Other property information (market context and trends, house price trends etc)	23 - 31
Residential values summary (value levels)	32
Commercial & other property information	34 - 112
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)

Average Asking Prices Analysis - Flats and Houses						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All 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

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

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

Average Asking Prices Analysis - Bungalows				
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Knockholt Pound (SV)	-	£695,000	-	£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	-	£289,995
Seal (SV)	£245,000	£325,000	-	£285,000
Sevenoaks (Eastern)	£255,000	£312,475	-	£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	-	£273,392
3 Bed Bungalow	-	£378,878
4 Bed Bungalow	-	£402,747

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

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 Average	Minimum	1st Quartile	Median	3rd 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 Average	Minimum	1st 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	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

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

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

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

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 Average	Minimum	1st Quartile	Median	3rd 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

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

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 Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
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 Average	Minimum	1st Quartile	Median	3rd 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

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

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	-	£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 Average	Minimum	1st Quartile	Median	3rd 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	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

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

Oxford (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

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

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	-	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	-	£0	-	-	-	£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	-	-
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	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

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

Crockenhill (Service Village)

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

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£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	-	£0	-	-	-	£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

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

Farningham (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£382,500	£572,500
Semi-Detached	n/a	-	£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 Average	Minimum	1st Quartile	Median	3rd 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	-	-	-	£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

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

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	-	-	n/a	n/a
Bungalows	n/a	£301,916	£397,798	£457,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£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	-
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

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

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 Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£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	-	-	-	£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	-	£0	-	-	-	£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

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

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	-	-
Flats	-	-	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	-	-	-
Terraced	n/a	-	-	-
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	-	£0	-	-	-	£0
3-Bed Houses	-	£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

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

Seal (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£587,970
Semi-Detached	n/a	£350,000	£395,000	-
Terraced	n/a	£205,000	£264,950	-
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
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	-
Terraced	n/a	-	-	-
Flats	-	£165,000	n/a	n/a
Bungalows	n/a	£375,000	£444,975	-

	Overall Average	Minimum	1st Quartile	Median	3rd 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

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

Shoreham (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	-
Semi-Detached	n/a	£330,000	-	£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
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£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	-	£0	-	-	-	£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
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

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

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	-	-
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	-	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	-	£0	-	-	-	£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

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

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

Address	Description	Price	Size (m ²)	Price per m ²	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Sevenoaks								
Houses (Eastern Ward)								
Cobden Mews, Quakers Hall Lane, TN13 3TX	2 bed terraced	£295,000	n/k					Regalpoint/ Ibbett Mosely
Houses (Kippington Ward)								
Burgate, Solefields Road, TN13 1PF	5 bed detached	£1,350,000	271.7	£4,970	£3,976	£4,473	£5,467	DBS Homes/ Jackson-Stops
The Rise, TN13	5 bed detached	£1,275,000	284.0	£4,489	£3,592	£4,040	£4,938	Kentmere Homes/ Knight Frank
Grange Road, TN13	4 bed detached	£450,000	130.0	£3,462	£2,769	£3,115	£3,808	John Kingston
Croft Close, Oak Lane, TN13 1BF	3 bed semi	£595,000	173.1	£3,438	£2,750	£3,094	£3,782	Savills
Houses (Northern Ward)								
Bradbourne Vale Road, TN13	4 bed semi	£650,000	n/k					Ibbett Mosely
	4 bed semi	£650,000	n/k					
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
	4 bed semi	£415,000	n/k					
The Chase, Rye Lane, Dunton Green, TN14 5HD	4 bed townhouse	£404,950	113.0	£3,584	£2,867	£3,225	£3,942	Berkeley Homes
	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	
3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154		

Address	Description	Price	Size (m ²)	Price per m ²	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
	3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154	
	3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154	
Ryewood Gate, Rye Lane, Dunton Green, TN14 5HD	3 bed terraced	£324,950	86.5	£3,757	£3,005	£3,381	£4,132	Berkeley Homes
	3 bed terraced	£314,950	86.5	£3,641	£2,913	£3,277	£4,005	
Houses (Chipstead & Bessels Green)								
Westerham Road, Bessels Green, TN13	3 bed terraced	£325,000	74.2	£4,380	£3,504	£3,942	£4,818	John Kingston
Average (Houses)		£558,157	142.1	£3,906	£3,125	£3,515	£4,297	
Flats (Eastern Ward)								
Cobden Mews, Quakers Hall Lane, TN13 3TX	2 bed flat	£265,000	n/k					Regalpoint/ Ibbett Mosely
	2 bed flat	£265,000	n/k					
	2 bed flat	£249,950	n/k					
	1 bed flat	£185,000	n/k					
	1 bed flat	£185,000	n/k					
Flats (Dunton Green & Riverhead Ward)								
The Chase, Rye Lane, Dunton Green, TN14 5HD	2 bed flat	£264,950	74.0	£3,580	£2,864	£3,222	£3,938	Berkeley Homes
	2 bed flat	£249,950	75.0	£3,333	£2,666	£2,999	£3,666	
	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	
	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	
	2 bed flat	£249,950	69.0	£3,622	£2,898	£3,260	£3,985	
	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	
Average (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

Houses

Eden View, High Street, TN8 5AY	4 bed townhouse	£435,000	139.0	£3,129	£2,504	£2,817	£3,442	Woldingham Homes/ Howard Cundy
	4 bed townhouse	£435,000	136.0	£3,199	£2,559	£2,879	£3,518	
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 (m ²)	Price per m ²	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Average (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
Meade Court, High Street, TN8 5AP	2 bed flat	£200,000	60.9	£3,284	£2,627	£2,956	£3,612	Combe Bank Homes/Savills
	2 bed flat	£195,000	60.8	£3,207	£2,566	£2,887	£3,528	
	2 bed flat	£190,000	66.6	£2,853	£2,282	£2,568	£3,138	
	2 bed flat	£187,500	63.6	£2,948	£2,358	£2,653	£3,243	
	2 bed flat	£180,000	58.8	£3,061	£2,449	£2,755	£3,367	
Average (Flats)		£206,921	62.5	£3,179	£2,543	£2,861	£3,497	
Land for Sale								
Hilders Lane Baptist Chapel,	Planning permission 3 x 4 bed terraced houses	POA						Williams Wesson

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

Halstead								
Houses								
Knockholt Road	4 bed detached	£550,000	163.5	£3,364	£2,691	£3,028	£3,700	Langford Rae O'Neill
Average (Houses)		£550,000	163.5	£3,364	£2,691	£3,028	£3,700	

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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
Average (Flats)		£215,000						

South Darent								
Developments								
The Mill	2 bed flats (shared ownership)	£52,500 (for 35% share)						West Kent Housing

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Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Swanley								
Recent Developments								
Squirrels Close (St Bartholomew's Laundry)	10 x terraced houses sold for between £229,000 and £245,000 from April 2011 to January 2012							Bellway Homes
	10 x flats sold for between £125,000 and £159,950 from March to July 2011							
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 (Houses)		£550,000	189.8	£2,897	£2,318	£2,607	£3,187	
Land 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:

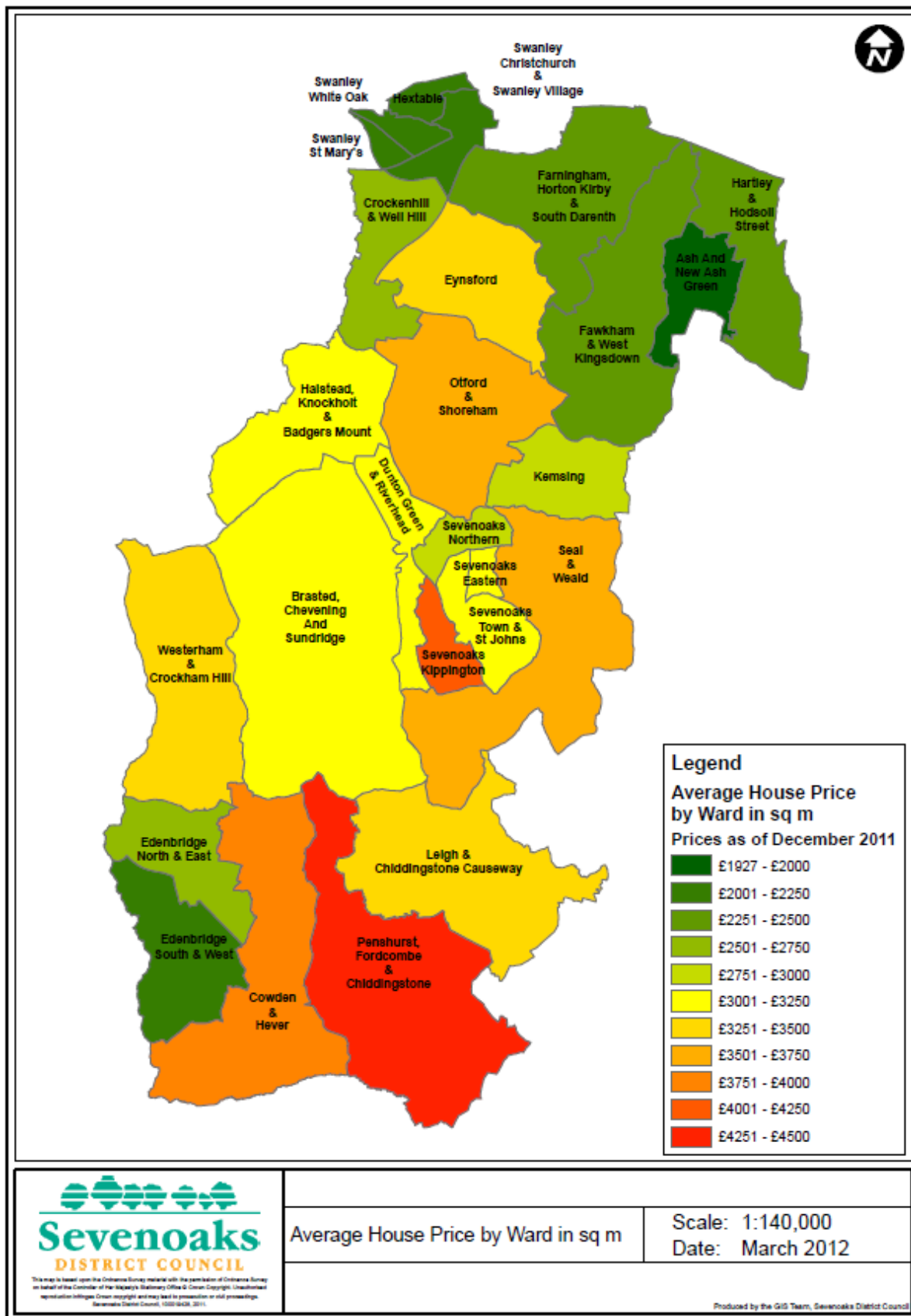
Not exhaustive – there may be other examples.

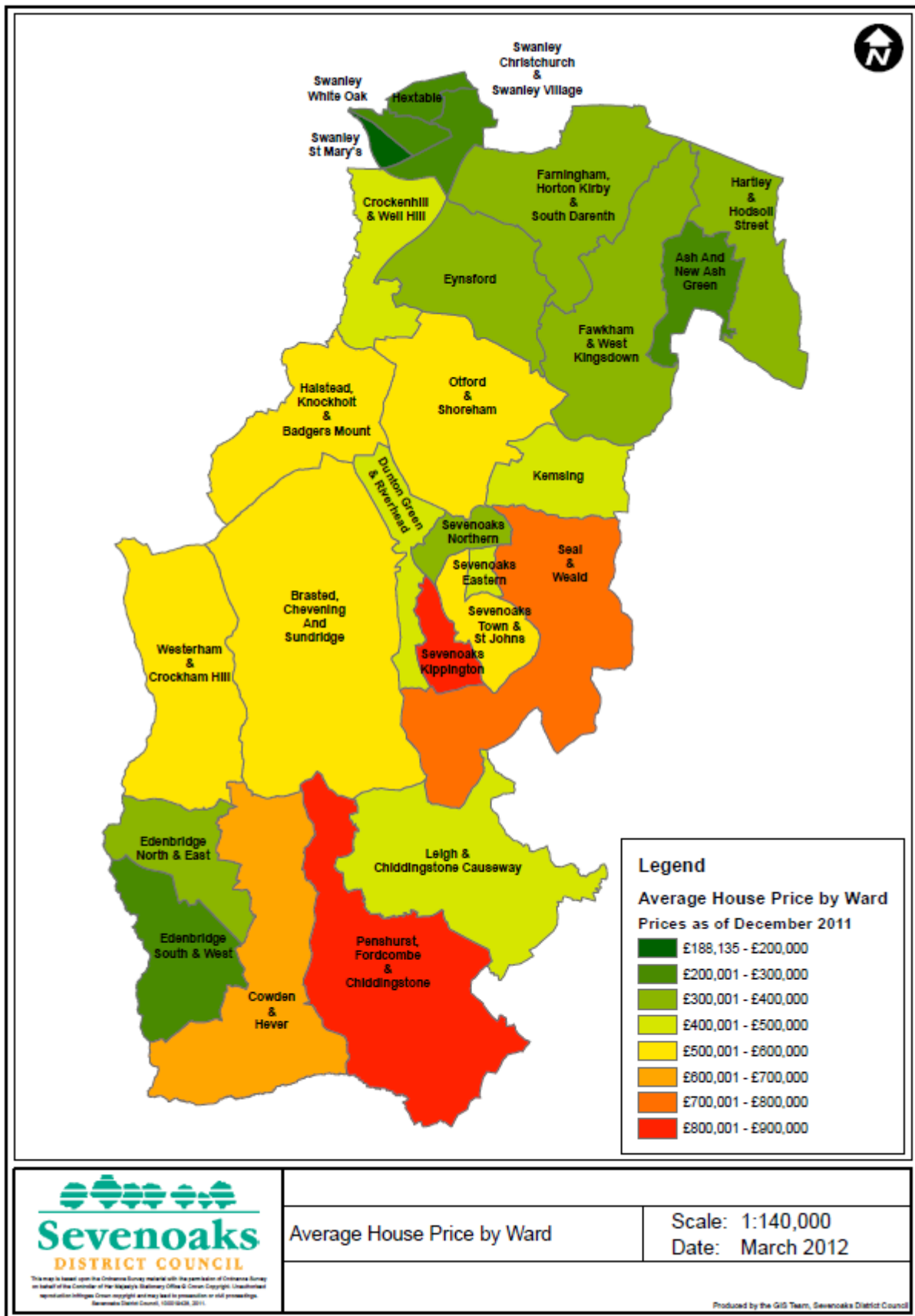
Per sq m values are necessarily indications.

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





Average House Price by Ward

Scale: 1:140,000
 Date: March 2012

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Produced by the GIS Team, Sevenoaks District Council

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 29th 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

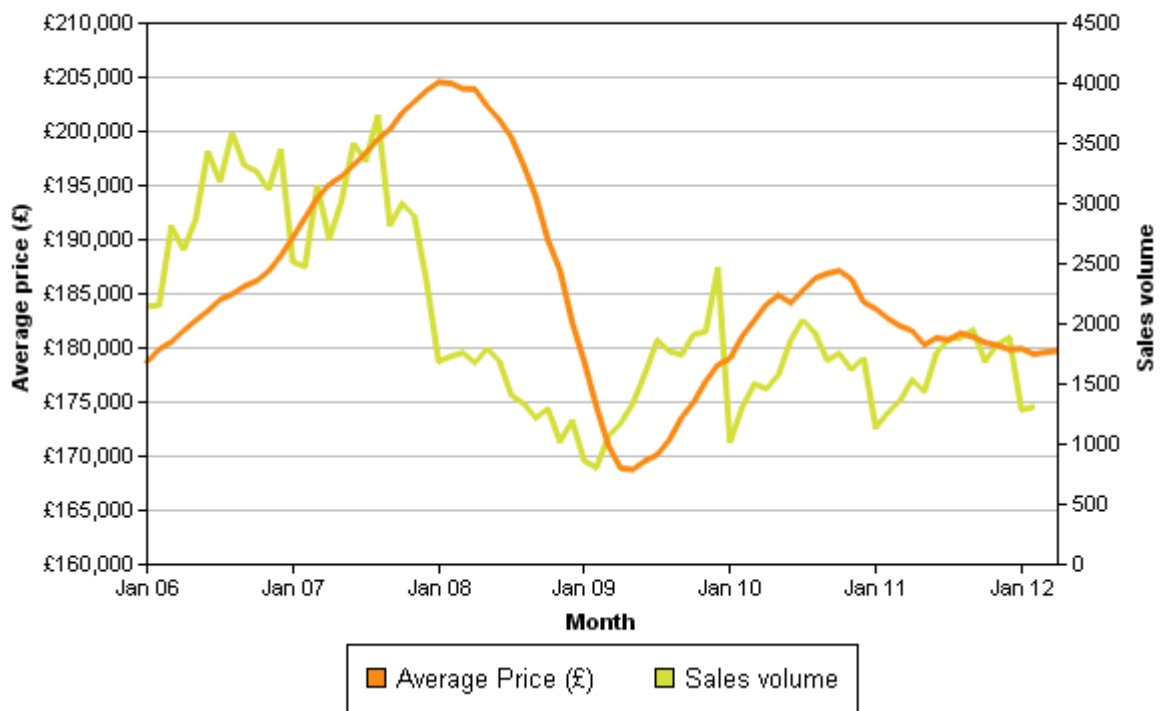
Summary of Kent picture:

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.

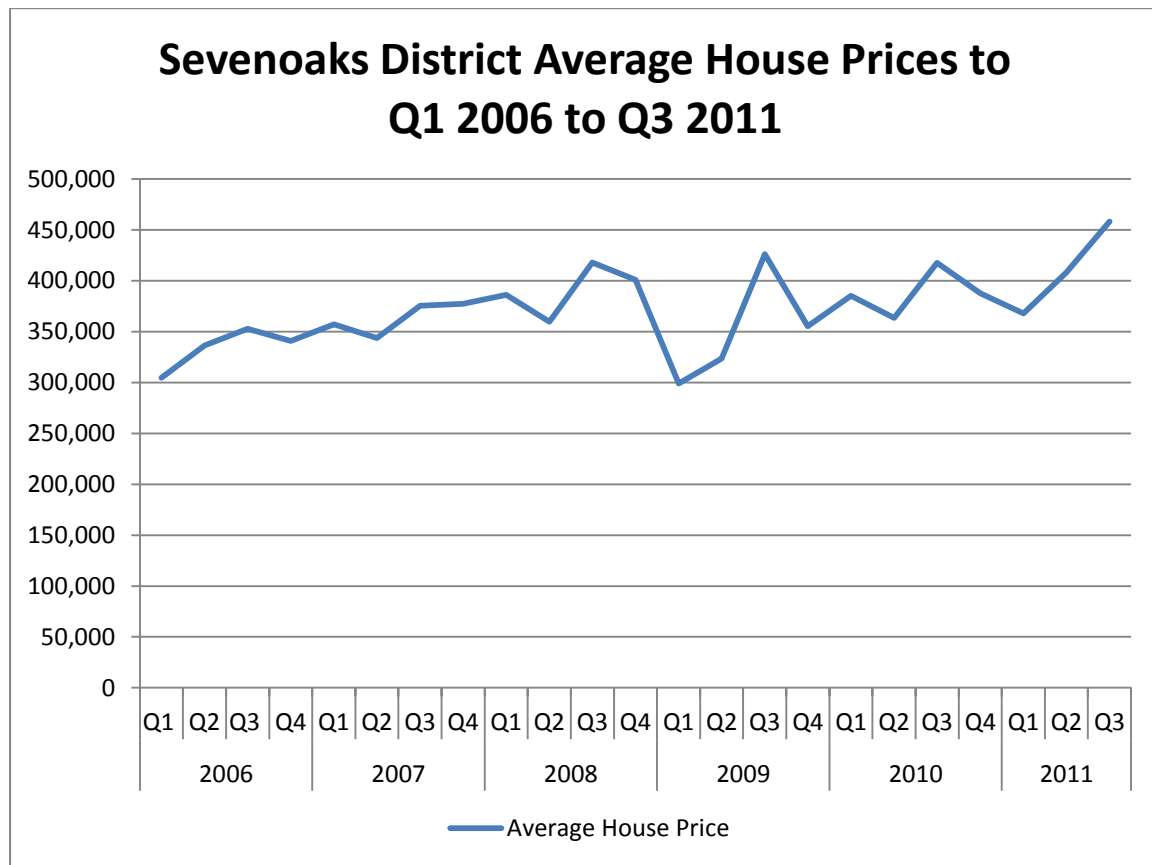
The latest statistics release includes data based on mortgage completions during the month of January 2012.

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/housingstatisticsby/housingmarket/livatables/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 **April 2012 RICS Housing Market Survey** 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 re-entering 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 £3,000/m ²)	VL 4 – 9 (£3,000 to £4,250/m ²)	VL 9 – 12 (£4,250 to £5,000+/m ²)
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 (m ²)	£/m ² annual rental indications
INDUSTRIAL WAREHOUSING EXAMPLES			
VOA Rating list category 'Factory & premises' – 48 entries across District	Factory & Premises	76m ² to 16,568m ²	£19/m ² to £95/m ²
VOA Rating list category 'Warehouse & premises' – 270 entries across District	Warehouse & Premises	22m ² to 11,777m ²	£28/m ² to £110/m ²
SHEFTS CROFT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	Storage Depot & Premises	400m ²	£45/m ²
ADJ 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	Storage Depot & Premises	1,289m ²	£7.5/m ²
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
LARGE RETAIL EXAMPLES			
(Waitrose?)- High Street, Sevenoaks	Superstore & premises	4,266 sq m	£240/m ²
(Tesco) London Road, Riverhead, Sevenoaks	Superstore & premises	8,016 sq m	£285/m ²
(Asda) London Road, Swanley	Superstore & premises	11,316 sq m	£240/m ²
(Sainsbury) Otford Road, Sevenoaks	Superstore & premises	10103 sq m	£285/m ²
(ex Woolworths?) High Street, Sevenoaks	Superstore & premises	3,613 sq m	£80/m ²
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
51, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	21.32	£180
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
86, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	77.47	£160
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 (m ²)	£/m ² 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
105, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	127.2	£675
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
128, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	124.91	£675
129, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	182.04	£675
130, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	153.99	£675
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
2, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	450.25	£585
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
138, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	153.81	£550
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
143C, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	168.44	£530
143, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	213.52	£530
144, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	110.04	£530
150, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	96.9	£530
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, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	117.61	£520
2, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	62.91	£520
3, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	123.92	£520
4, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	114.45	£520
5, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	106.66	£520
6, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	39.69	£520
1, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	53.1	£500
2, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	66.9	£500

Address	Description	Size (m ²)	£/m ² 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
75, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	14.6	£485
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 (m ²)	£/m ² 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
1, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	87.6	£340
2, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	141.5	£340
6, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	118.4	£340
63, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	88.21	£330
1, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	54	£325
3, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	58.05	£325
5, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	108.86	£325
9A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	36.65	£325
9B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	104.8	£325
11A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	57.7	£325
11, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	65.25	£325
13, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	92.11	£325
19, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	252.64	£325
21-25, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	235.74	£325
29, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	76.11	£325

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
36-42, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	316.28	£325
43, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	128.98	£325
45, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	105.8	£325
47, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	71.58	£325
51, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	333.9	£325
53, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	177.6	£325
55, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	68.81	£325
57, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	39.2	£325
59, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	35	£325
61, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	77.42	£325
GND FLR 46, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	92.7	£325
GND FLR 50, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	93.62	£325
GND FLR 52, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	61.41	£325
57-59, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	RESTAURANT AND PREMISES	209.22	£320
81, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	53.6	£310

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
6, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	460.14	£270
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
14, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	77.83	£250
15, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	62.47	£250
16, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	51.26	£250
20, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	57.1	£250
22, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	40.8	£250
24, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	60.99	£250
26-28, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	176.91	£250
28A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	76.15	£250
44, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP	13.55	£250
49, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PL	SHOP AND PREMISES	78.34	£250
RHS 6, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	22.23	£250
145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	78.66	£250
147A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	93.43	£250
147B, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	55.3	£250
147, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	104.88	£250

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 0AR	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 0AN	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 0AN	SHOP AND PREMISES	34.12	£240
27, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
67C, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	27.9	£235
67, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	39.93	£235
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

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	39.7	£230
31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	25.37	£230
31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	12.7	£230
33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	20	£230
46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	48.28	£230
48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	45.1	£230
52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	78.2	£230
54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	70.41	£230
56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	55.3	£230
1-2, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	187.72	£230
3, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	45.48	£230
4, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	30.73	£230
5, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	100.9	£230
6A, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	72.1	£230
GND FLR L H S 6, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14	SHOP AND PREMISES	27.1	£230

Address	Description	Size (m ²)	£/m ² 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
93, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	112.06	£230
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
135-137, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	150.81	£230
142, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	126.3	£230
144, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	50.54	£230
154, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	25.9	£230
38A, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	67.2	£225
40, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	66.27	£225
41, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	35.8	£225
42, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	96.58	£225
43-45, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	89.5	£225
44, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	71.7	£225
46, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	22.3	£225
47, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	98.3	£225
49, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	41.5	£225
1, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	35.23	£225
3, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	64.3	£225

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	43	£225
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
9, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	20.4	£215
21-23, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	34.86	£215
25, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	70.7	£215
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
3, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	68.68	£215
4, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	92.42	£215
103A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	42.3	£210
103, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	52.34	£210
107, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	83.5	£210
109-113, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	724.3	£210
117-119, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	101.19	£210
118A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	SHOP AND PREMISES	63.3	£210
118C, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	SHOP AND PREMISES	80.97	£210
135-137, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	68.7	£210
GND FLR 105, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	49.09	£210
THE LIMES, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	SHOP AND PREMISES	103.3	£205
28A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	SHOP AND PREMISES	29.45	£205
121, WICKENDEN ROAD, SEVENOAKS, KENT, TN13 3PW	SHOP AND PREMISES	21.4	£205
TELECOM HOUSE 123, WICKENDEN ROAD, SEVENOAKS, KENT, TN13 3NR	SHOP AND PREMISES	39.7	£205

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
26A, HIGH STREET, SEVENOAKS, KENT, TN13 1HX	SHOP AND PREMISES	35.28	£200
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
103, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EQ	SHOP AND PREMISES	85.56	£140
9, THE SQUARE, SEVENOAKS, KENT, TN13 2AB	SHOP AND PREMISES	129.24	£140
THE BLACK BARN, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AL	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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
122, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	55.9	£100
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² 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 (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
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 (m ²)	£/m ² annual rental indications
SMALL RETAIL 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 (m ²)	£/m ² 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 EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² 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 (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
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
MARLBIDGE 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 (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
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 (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
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, FIRCRIFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	20.93	£95
1ST FLR RHS UNIT K, FIRCRIFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	48.16	£95
1ST FLR UNIT T3 DECOTEL HOUSE, FIRCRIFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	78.47	£95
1ST FLR, MONZA HOUSE, FIRCRIFT 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, FIRCRIFT BUSINESS CENTRE, FIRCRIFT WAY, EDENBRIDGE, KENT, TN8	OFFICES AND PREMISES	139.33	£90

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
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 (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
THE ENGINE SHED BROOKERS FARM, STONEWALL PARK, CHIDDINGSTONE HOATH, EDENBRIDGE, KENT, TN8 7DD	OFFICES AND PREMISES	63.06	£60
ROOM F2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	11.7	£300
ROOM F3 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	11.2	£300
ROOM F4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	6.18	£300
ROOM F5 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	12.6	£300
ROOM F7 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.54	£300
ROOM F8 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	9.05	£300
ROOM G1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.01	£300
ROOM G2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	7.5	£300
ROOM S1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.93	£300
ROOMS G3 & G4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	14	£300
ROOM S2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	14.7	£286
ROOM G5 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	17.8	£275
ROOM S3 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	17.7	£275
ROOM F1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	20.8	£264
ROOM F6 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	21.7	£253
UNIT 1 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	8.32	£225
UNIT 4 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	15.6	£225

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
UNIT 5 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	10.29	£225
UNIT 6 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	7.9	£225
UNIT 7 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	8.1	£225
UNIT 8 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	7.9	£225
UNITS 2-3 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	20.34	£225
9A, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	6.72	£215
2ND FLR 3, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	39.63	£180
GND AND 1ST FLRS 3, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	203.4	£180
45, ARGYLE ROAD, SEVENOAKS, KENT, TN13 1HG	OFFICES AND PREMISES	111	£180
THE AVENUE CLINIC AT 11, AVENUE ROAD, SEVENOAKS, KENT, TN13 3UR	OFFICES AND PREMISES	13.19	£180
1ST FLR, BEADLE HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 2JD	OFFICES AND PREMISES	334.59	£180
2ND FLR, BEADLE HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 2JD	OFFICES AND PREMISES	372.9	£180
3 OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	132.3	£180
1ST FLR 5, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	OFFICES AND PREMISES	94.82	£180
1ST FLR 6, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	143.27	£180
1, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	115.98	£180
3-4, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	243.34	£180
1ST FLR 2, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	139.55	£180
2ND FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	205	£180
ROOM 1 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	40.76	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
ROOM 2 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	52	£180
ROOM 3 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	52.49	£180
VSU YOUTH IN ACTION, BRADBOURNE SCHOOL, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3LE	OFFICES AND PREMISES	108.7	£180
SEVENOAKS TOWN COUNCIL, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QG	OFFICES AND PREMISES	192.6	£180
1ST FLR 4, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	TANNING STUDIO AND PREMISES	90.5	£180
1, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	OFFICES AND PREMISES	59.43	£180
5A, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	OFFICES AND PREMISES	96.55	£180
1ST FLR SACKVILLE HOUSE 55, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	168.58	£180
36, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	46.12	£180
GND FLR SACKVILLE HOUSE 55, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	131.12	£180
BUCKHURST HOUSE 44, BUCKHURST LANE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	86.8	£180
CITIZENS ADVICE BUREAU, BUCKHURST LANE, SEVENOAKS, KENT, TN13 1HW	OFFICES AND PREMISES	42.3	£180
1ST FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	162.7	£180
2ND FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	162.7	£180
3RD FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	94.49	£180
GND FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	127.9	£180

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

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

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

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

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

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

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

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

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

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

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
GND FLR NORTH FRONT, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	145.19	£170
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, TN14 6ER	OFFICES AND PREMISES	609.68	£170
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 (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE B 3RD FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	189.22	£165
SUITE B 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	26.48	£165
SUITE B 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	80.1	£165
SUITE B 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	168.18	£165
SUITE C 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	66.87	£165
SUITE D (1) 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	46.79	£165
SUITE D (2) 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	47.77	£165
SUITE D 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	94.7	£165
SUITE E 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	39.39	£165
SUITE E 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	99.06	£165
SUITE F 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	54.69	£165
TRANSMAAR PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	147.5	£165
1ST FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	137.4	£165
3RD FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13	OFFICES AND PREMISES	375.6	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
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 0RX	OFFICES AND PREMISES	12.2	£165
6, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	57.26	£165
7, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	58.1	£165
8, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	46	£165
9, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	20.5	£165
10, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	18.71	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
11A, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	27	£165
11, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	42.8	£165
12, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	28.32	£165
13, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICE AND PREMISES	11.96	£165
14-15, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	59.41	£165
16, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	28.73	£165
19, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	16.1	£165
GND FLR REAR, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	381.8	£165
SUITE A 6TH FLR BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	68.1	£165
1ST FLR FRT RHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	126.8	£163
1ST FLR LHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	313.1	£163
1ST FLR REAR RHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	174.5	£163
2ND FLR 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	608.65	£163
GND FLR 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	600.3	£163
1ST FLR ST JOHNS HOUSE 2A, BRADBourNE ROAD, SEVENOAKS, KENT, TN13 3PY	OFFICES AND PREMISES	49	£160
BST & GND FLR FRT 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	47.5	£160
ROOM S4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	50.48	£160
1ST FLR LHS MIDDLE 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	50.43	£160

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

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

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1YD			
146, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	OFFICES AND PREMISES	54.02	£157
2ND FLR, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	1223.96	£150
SUITE 1H, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	54.5	£150
SUITE 1J, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	54.6	£150
SUITE 1K, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	49.2	£150
SUITE 3A, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	201	£150
SUITES 1A & 1G, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	574.95	£150
SUITE 1, CHAUCER HOUSE, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6PW	OFFICES AND PREMISES	47.7	£150
SUITES 2-4, CHAUCER HOUSE, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6PW	OFFICES AND PREMISES	176.9	£150
GND FLR BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	701.26	£150
SUITE 1B BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	161.83	£150
SUITE 1BC, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	32.79	£150
SUITE 1C BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	112.8	£150
SUITE 1D BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	85.72	£150
SUITE 3B BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	161.55	£150
1A, ST JAMES ROAD, SEVENOAKS, KENT, TN13 3NH	OFFICES AND PREMISES	58.9	£140
99, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	61.4	£140
105, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	60.2	£140

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
16, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	73.94	£140
2ND FLR 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	3337.61	£135
GND & 1ST FLRS 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	9353.82	£135
136, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UR	OFFICES AND PREMISES	117.95	£130
147A, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UP	OFFICES AND PREMISES	98.3	£130
PT 1ST FLR 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	160.12	£130
24B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	OFFICES AND PREMISES	99.5	£130
HENDRY HOUSE 1, OAKHILL ROAD, SEVENOAKS, KENT, TN13 1NY	OFFICES AND PREMISES	97.4	£130
1ST FLR 1, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICES AND PREMISES	89.2	£130
8, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YE	OFFICES AND PREMISES	78.2	£130
UNIT 1A, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	127.43	£130
UNIT 1B, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	107.26	£130
UNIT 4, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	97	£130
THE TEA BARN, CASTLE FARM, REDMANS LANE, SHOREHAM, SEVENOAKS, KENT, TN14 7UB	OFFICES AND PREMISES	82.89	£125
CHEVENING ESTATE OFFICE, CHEVENING ROAD, CHEVENING, SEVENOAKS, KENT, TN14 6HG	OFFICES AND PREMISES	51.9	£125
BRITISH TELECOMMUNICATIONS PLC, CHILDSBRIDGE LANE, SEAL, SEVENOAKS, KENT, TN15 0BU	OFFICES AND PREMISES	16.5	£125
12, CHURCH FIELD COTTAGES, LANDWAY, SEAL, SEVENOAKS, KENT, TN15 0DR	OFFICES AND PREMISES	54.77	£125
8, DIPPERS CLOSE, KEMSING, SEVENOAKS, KENT, TN15 6QD	OFFICES AND PREMISES	9.91	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
OLD POST OFFICE STORES, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	OFFICES AND PREMISES	307.65	£125
STALLEON HOUSE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JS	OFFICES AND PREMISES	293.46	£125
1ST FLR 28A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	OFFICES AND PREMISES	56.9	£125
21, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	OFFICES AND PREMISES	48.02	£125
DARENTH HOUSE 60, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5TL	OFFICES AND PREMISES	402.76	£125
34, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AP	OFFICES AND PREMISES	40.6	£125
37, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AW	OFFICES AND PREMISES	250.65	£125
GND FLR 16, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	OFFICES AND PREMISES	189.69	£125
OFFICES 1-2 1ST FLR 16, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	OFFICES AND PREMISES	40.53	£125
49A, HIGH STREET, SHOREHAM, SEVENOAKS, KENT, TN14 7TB	OFFICES AND PREMISES	47.55	£125
WHITLEY FARM, IDE HILL, SEVENOAKS, KENT, TN14 6BS	OFFICES AND PREMISES	195.78	£125
CONSYSTA, KINGS LODGE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	31.33	£125
PALMERS TRAVEL, KINGS LODGE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	29.17	£125
MERRIDENE, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	OFFICE	12.3	£125
STEPHEN HILL, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	306.81	£125
FOXES, MAIN ROAD, KNOCKHOLT, SEVENOAKS, KENT, TN14 7JE	OFFICES AND PREMISES	24.94	£125
MARKERSTUDY HOUSE 108-112, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ES	OFFICES AND PREMISES	310.45	£125

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

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

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

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

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE A 2ND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	77.66	£133
SUITE B 2ND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	169.45	£133
UNIT 6M, BUTTON STREET BUSINESS PARK, BUTTON STREET, SWANLEY, KENT, BR8 8DX	OFFICES AND PREMISES	56.9	£125
ADJ 49A, COLLEGE ROAD, SWANLEY, KENT, BR8 7LN	OFFICES AND PREMISES	46	£125
MALYONS HOUSE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	116.5	£125
OFFICE AT 40, COURT CRESCENT, SWANLEY, KENT, BR8 8NR	OFFICES AND PREMISES	21.38	£125
OUTBUILDING AT THE MOUNT, CRAY ROAD, SWANLEY, KENT, BR8 8LP	OFFICES AND PREMISES	41.74	£125
TAXI OFFICE SWANLEY STATION, GOLDSSEL ROAD, SWANLEY, KENT, BR8 8JD	OFFICES AND PREMISES	4.1	£125
1ST & 2ND FLRS 27-37, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	195.71	£125
1ST FLR 10, HIGH STREET, SWANLEY, KENT, BR8 8BE	OFFICES AND PREMISES	17.01	£125
1ST FLR 11-13, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	147.66	£125
1ST FLR 38-40, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	94.7	£125
12A, HIGH STREET, SWANLEY, KENT, BR8 8BE	OFFICES AND PREMISES	74.5	£125
16, HIGH STREET, SWANLEY, KENT, BR8 8BG	OFFICES AND PREMISES	112.8	£125
41A & R/O 41A, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	121.48	£125
42A, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	36	£125
43A, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	80.3	£125

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

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
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 EXTRACTS 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

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Edenbridge	16/04/2012	Industrial	Lease	£397	£0	0.00	£24,780	£62
Westerham	01/04/2012	Retail	Sale	£47	£199,950	0.00	£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	£21,853	£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	£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 Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Sevenoaks	06/07/2010	Industrial	Investment Sale	£3,274	£3,000,000	8.00	£255,332	£78
Edenbridge	28/06/2010	Industrial	Sale	£4,398	£1,000,000	0.00	£0	£0
Sevenoaks	14/06/2010	Retail	Lease	£109	£0	0.00	£28,500	£0
Swanley	25/05/2010	Industrial	Lease	£6,272	£0	0.00	£0	£0
Westerhope	15/05/2010	Industrial	Lease	£93	£0	0.00	£0	£0
Westerham	15/05/2010	Offices	Lease	£85	£0	0.00	£0	£0
Sevenoaks	15/05/2010	Leisure	Sale	£342	£0	0.00	£0	£0
Sevenoaks	15/05/2010	Retail	Lease	£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, Retail	Investment Sale	£4,645	£27,800,000	5.93	£0	£0
Swanley	07/05/2010	Retail	Lease	£48	£0	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	Lease	£208	£0	0.00	£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 Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Sevenoaks	14/04/2009	Industrial	Lease	£85	£0	0.00	£8,500	£101
Sevenoaks	14/04/2009	Industrial	Lease	£71	£0	0.00	£0	£0
Sevenoaks	09/04/2009	Retail	Lease	£242	£0	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	Lease	£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	£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
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	£12,000	£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

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Westerham	15/04/2008	Offices	Lease	£127	£0	0.00	£25,000	£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	0.00	£10,000	£109
Westerham	01/02/2008	Offices	Lease	£123	£0	0.00	£27,750	£226
Sevenoaks	01/02/2008	Retail	Assignment	£48	£0	0.00	£19,000	£0
Sevenoaks	15/01/2008	Offices	Assignment	£76	£0	0.00	£14,250	£188
Sevenoaks	15/01/2008	Retail	Lease	£79	£0	0.00	£12,000	£0
Sevenoaks	15/01/2008	Offices	Lease	£458	£0	0.00	£118,320	£258
Sevenoaks	15/01/2008	Retail	Licence	£61	£0	0.00	£25,000	£0
Swanley	15/01/2008	Industrial	Lease	£1,590	£0	0.00	£0	£0
Swanley	15/01/2008	Industrial	Lease	£739	£0	0.00	£61,667	£83
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	15/12/2007	Offices, Other	Sale	£502	£1,400,000	0.00	£0	£0
Sevenoaks	03/12/2007	Offices, Other	Sale	£302	£0	0.00	£0	£0
Westerham	15/11/2007	Offices	Lease	£27	£0	0.00	£6,276	£231
Sevenoaks	15/11/2007	Offices	Sub-Letting	£46	£0	0.00	£13,100	£282
Sevenoaks	15/11/2007	Offices	Lease	£52	£0	0.00	£10,500	£202
Sevenoaks	12/11/2007	Offices	Lease	£0	£0	0.00	£0	£0
Sevenoaks	12/11/2007	Offices	Lease	£0	£0	0.00	£0	£0
Sevenoaks	12/11/2007	Offices	Lease	£0	£0	0.00	£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 Income	
Town	Deal Date	Type	Type	m ²	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
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	0.00	£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	Lease	£117	£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	Lease	£63	£0	0.00	£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 latest RICS UK Commercial Market Survey 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 ft²).
- 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

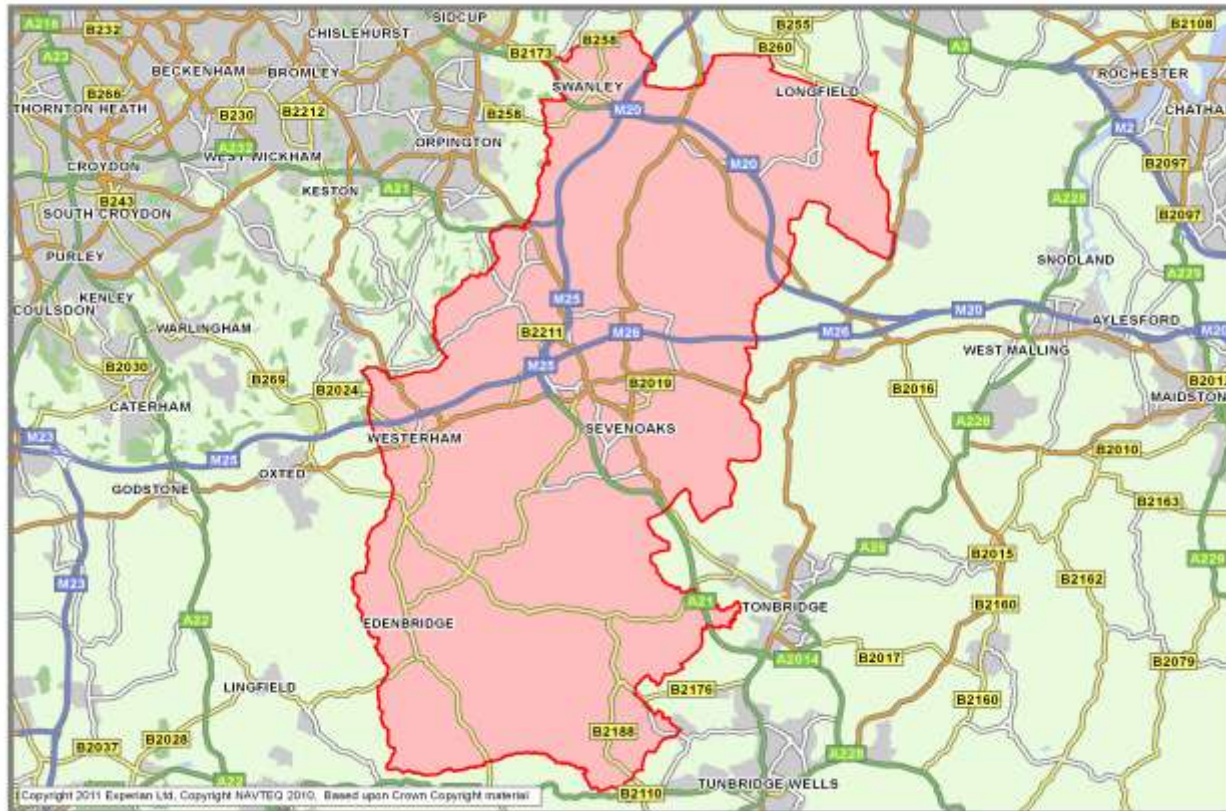
29 May 2012

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.



Provided by Colliers International ©.

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 rent payable is the greater of the base Rent (a percentage 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.

Centre	Estimated Zone A Rents																								
	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 Price	URL
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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	Type	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

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
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	With	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	App	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	App	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	App	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	App	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	App	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	App	27/10/2004		Business (B1a)	500	Net sq m	Sevenoaks District Council
Invicta Business Park, London Road, Sevenoaks, Kent, TN13 1AH	App	19/05/2004		Business (B1a)	N/A	Gross sq m	Sevenoaks District Council
Little Heath, St Marys Road, Swanley, Kent, BR8 7BU	App	10/03/2004		Residential (C3), Business (B1a), General	N/A	Gross sq m	Sevenoaks District Council

Retail Availability



Powered by



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 Price	URL
19/04/2012	TN13 1UX		To Let	GVA				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3384738
18/04/2012	BR8 7AB	Nightingale House, The Parade London Road Swanley BR8 7AB	To Let	Caxtons Commercial Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3332415
16/04/2012	TN13 3PE		For Sale	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3383067
13/04/2012	TN8 6HF	Eden House Business Centre Enterprise Way Edenbridge TN8 6HF	To Let	Jason Chatfield				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3385985
05/04/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3383079
05/04/2012	TN8 6EJ	Unit 1 Fircroft Way Edenbridge TN8 6EJ	To Let	Howard Cundey	78 - 611 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3383078
03/04/2012	TN14 6EE	Greenoak Barn Main Road Sundridge Sevenoaks TN14 6EE	For Sale	Savills				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3384375
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/Research/AvailabilityDetail.aspx?hdnSelectedIDList=339523
30/03/2012	TN8 5AL		To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3383057
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/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3375727
13/02/2012	BR8 8AH		To Let	Altus Edwin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3374111
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/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3366585
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/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3366575
06/01/2012	TN13 1AH		To Let	Michael Rogers LLP				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3365982
22/11/2011	TN13 3PE		For Sale, Investment	Bracketts Chartered Surveyors	474 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3360462
31/10/2011	TN14 5EL	Vestry Trading Estate Sevenoaks TN14 5EL	To Let	Michael Rogers LLP	186 - 2323 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3355802
14/10/2011	TN13 3TE		To Let	Bracketts Chartered Surveyors	39 sq m	£7000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3351459
29/09/2011	TN13 1DD		To Let	Michael Rogers LLP				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3347373
18/08/2011	TN16 1DE	Unit 5 Westerham Trade Centre The Flowers Way Westerham TN16 1DE	To Let	Altus Edwin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3338894
18/08/2011	TN16 1DE	Unit 2 Westerham Trade Centre The Flowers Way Westerham TN16 1DE	To Let	Altus Edwin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3338897

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	Type	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	Polhill Arms, Old London Road, Sevenoaks, Kent, TN14 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	Application 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	App	17/08/2011		Retail (A3), Retail (A1)	442	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	App	17/08/2011		Retail (A3), Retail (A1)	6502	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	App	17/08/2011		Retail (A3), Retail (A1)	442	Gross sq m	Sevenoaks District Council
J Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	App	17/08/2011		Retail (A3), Retail (A1)	6502	Gross sq m	Sevenoaks District Council
R Durnell 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
Farringham 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	App	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	App	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

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 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/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3126167
21/05/2012	TN8 6ED	Commerce Way Edenbridge TN8 6ED	For Sale	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383071
21/05/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	For Sale	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383097
21/05/2012	TN16 1JR	Rectory Lane Brasted Westerham TN16 1JR	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383302
21/05/2012	DA4 9AX	Building 25The Mill Horton Kirby DA4 9AX	To Let	Glenny LLP	622 - 1239 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3379795
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/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3382797
05/05/2012	DA4 0JW	Unit 1, Pedham Place Farm London Road, Farningham Farningham Dartford DA4 0JW	To Let	Caxtons Commercial Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3332462
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/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3295051
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/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3387861
13/04/2012	TN8 6HF	Eden House Business Centre Enterprise Way Edenbridge TN8 6HF	To Let	Jason Chatfield				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3385985
05/04/2012	TN8 6HQ	Unit 3 Station Road Edenbridge TN8 6HQ	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383085
05/04/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383079
30/03/2012	TN8 6HF		To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383059
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/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383063
30/03/2012	TN14 5EL	Block 3 Unit 6, Vestry Trading Estate Otford Road Sevenoaks TN14 5EL	To Let	Caxtons Commercial Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3372124
22/03/2012	TN16 1JR	Rectory Lane Brasted Westerham TN16 1JR	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3383076
20/03/2012	BR8 8EE	Railway Sidings Wested Lane Swanley BR8 8EE	To Let	Altus Edwin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3382741
05/03/2012	TN16 2DS	Betsoms Barn London Road Westerham TN16 2DS	To Let	Strutt & Parker (bulkload)	53 - 147 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3379867

05/03/2012	DA4 9AX	Horton Road South Darenth DA4 9AX	For Sale	Glenny LLP	54 - 1215 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3379709
03/03/2012	TN14 5EL	Block 5 Unit 2, Vestry Trading EstateOxford Road Sevenoaks TN14 5EL	To Let	Caxtons Commercial Ltd		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3361552
03/03/2012	TN14 5EL	Trade Counter Development, Vestry Trading EstateOxford Road Sevenoaks TN14 5EL	To Let	Caxtons Commercial Ltd	420 - 1858 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3361553
03/03/2012	TN15 6JE	Crowhurst Lane West Kingsdown TN15 6JE	For Sale	Caxtons Commercial Ltd	300 - 900 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3332366

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	Type	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 Durnell 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	App	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	App	03/12/2007		Industrial (B2)	2603	Gross sq m	Sevenoaks District Council

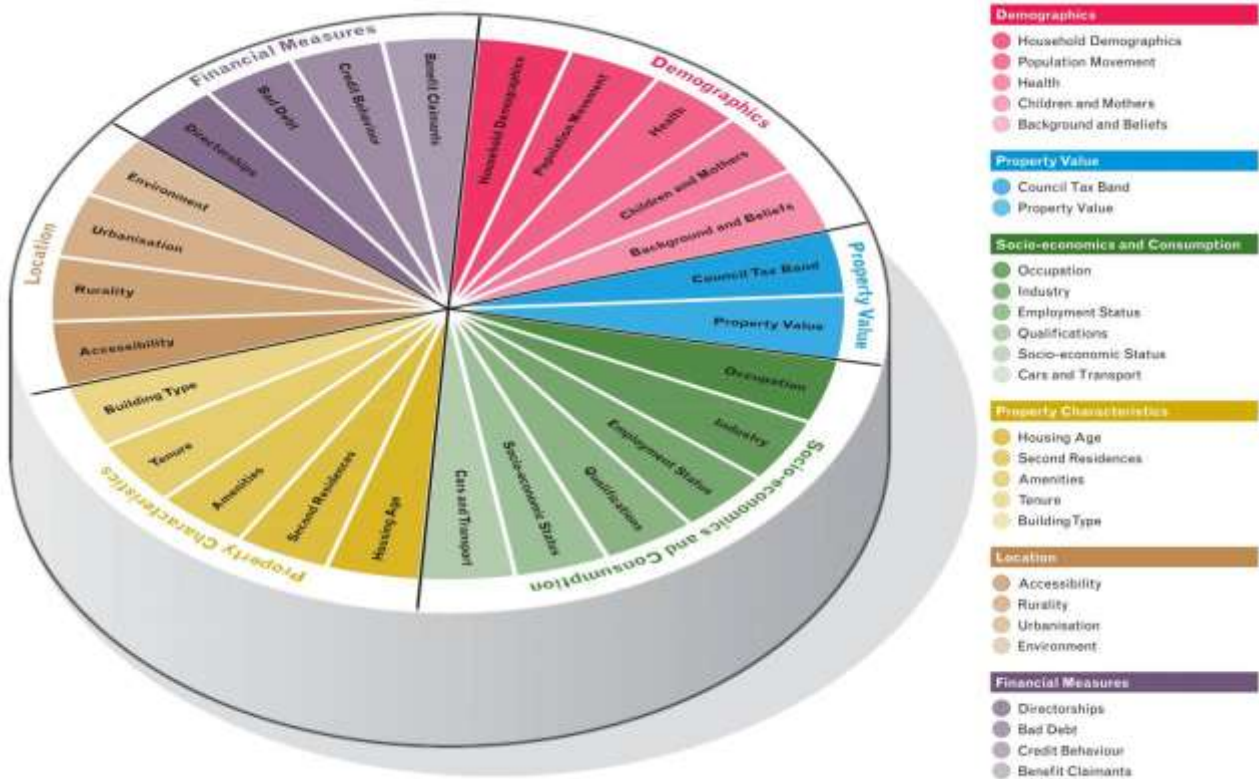
Former D K East Depot, College Road, Swanley, Kent, BR8 7LT	Ref	28/09/2007	15/11/2007	Industrial (B1/2/8)	3474	Gross sq m	Sevenoaks District Council
West Kingsdown Industrial Estate, London Road, Sevenoaks, Kent, TN15 6EL	With	06/09/2007		Industrial (B1/2/8)	1867	Gross sq m	Sevenoaks District Council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

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, self-reported lifestyle surveys and other compiled consumer data.

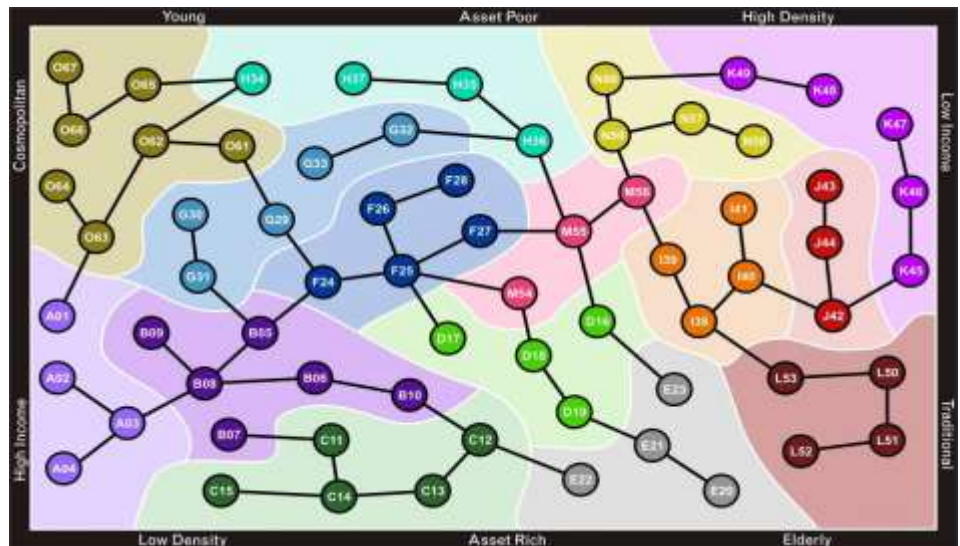
The remaining 38 percent of the data is sourced from Census current year estimates that Experian has produced by utilising its wealth of data assets to track change in key 2001 Census variables. All of the information used to build Mosaic UK is continuously updated. This enables Experian to verify and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

A

Abnormal Development Costs - 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’.

Affordable Housing (‘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.

Affordable Rented housing – See definition above.

B

Base Build Costs - 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).

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

Building Cost Information Service (BCIS) - 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.

C

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

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

Cascade Mechanism/Principle - 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.

Charging Authority – 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.

Charging schedule – 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.

Code for Sustainable Homes ('CfSH', 'CSH' or 'Code') - 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.

Community Infrastructure Levy ('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.

Commuted Sum - See "Payment-in-lieu" below.

Core Strategy - The key *Development Plan Document* ('DPD') 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.

Current Use Value - 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

Density ('Indicative Density') - 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).

Development Appraisal - 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.

Development Cost - 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.

Development Plan ('Plan') - 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'.

Development Plan Document ('DPD') - 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'.

Developer's Profit - 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.

Development Viability (or 'Viability') - 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

Existing Use Value ('EUUV') - 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).

Edge of centre - 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

Finance - 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.

Financial Contribution - see "Payment-in- lieu".

G

Gross external area ('GEA') - 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.

Gross Internal Area ('GIA') - 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.

Gross Development Value ('GDV') - 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.

H

Homes and Communities Agency ('HCA') - The Government's Agency charged with delivering the affordable housing (investment) programme ('AHP') and the vehicle through which public funds 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.

Hope value - 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.

I

Infrastructure - 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.

Intermediate Affordable Housing - See 'Affordable Housing'

J

K

L

Land Costs - 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.

Local Development Framework ('LDF') - 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.

Local Plan - 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.

Local Planning Authority ('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.

N

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.

Net internal area ('NIA') - 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.

O

Open Market Value ('OMV') or Market Value ('MV') – 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*).

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

Out of town - A location out of centre that is outside the existing urban area.

P

Payment-in-lieu - 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*').

Payment Table - 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 on-site affordable housing provision.

Percentage (%) Reduction in Residual Land Value ('RLV') - 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 or a site that was required to provide affordable housing previously, but at a lower percentage.

Planning obligations - 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.

Planning-led Affordable Housing - 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).

Planning Policy Statement 3: Housing ('PPS3') – 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').

Previously developed land ('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

R

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

Recycled Capital Grant ('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.

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

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

Residual Land Value ('RLV') - 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.

Registered Provider ('RP') - 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).

Regional Spatial Plan ('RSS') - 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 Development Plan.

S

Saved Policies - former *development plan* 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.

Scheme Type - 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'.

Section 106 ('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).

Shared Ownership - 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 Affordable Housing.

Sliding Scale - 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.

Special Protection Areas - 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.

Social Rented Housing – see '*Affordable Housing*'

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

Supplementary Planning Document ('SPD') - 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.

I

Tenure/Tenure Type – 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.

Tenure Mix - 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.

Threshold - 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

Valuation Office Agency ('VOA') - 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.

Value Level(s) ('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.

Viability - See *Development Viability*.

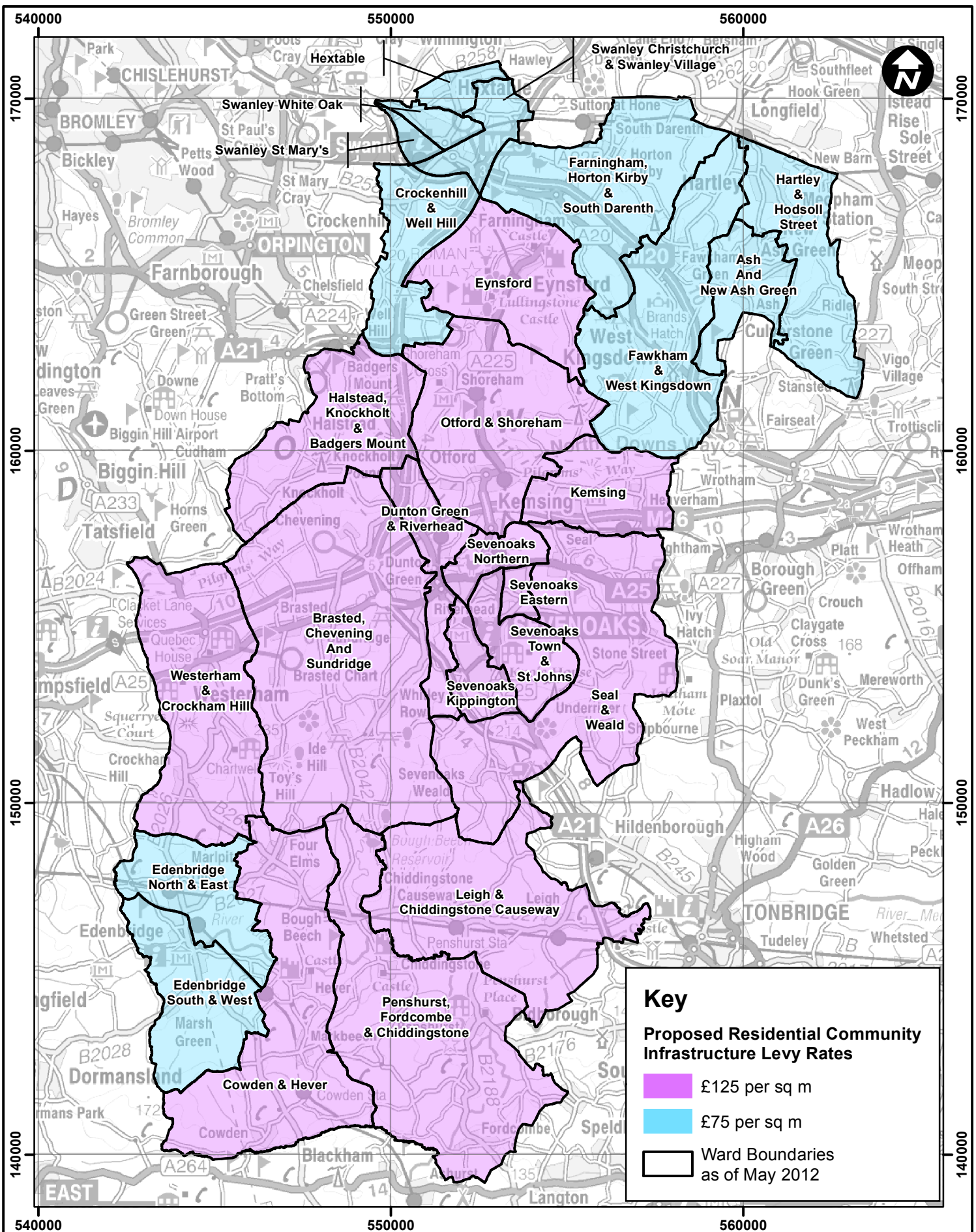
X

Y

Yields - 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.

Z

Appendix V
CIL Rates Map



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Proposed Residential Community Infrastructure Levy Rates

Sevenoaks District Council

Scale: 1:140,000

Date: May 2012

Preliminary Draft CIL Charging Schedule: Proposed Residential Community Infrastructure Levy Rates

Produced by the GIS Team, Sevenoaks District Council