

## Appendix III

# Market and Values Research

For: Fenland District Council  
Community Infrastructure Levy  
Viability Scoping & Assessment

**Final (DSP v7)**

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EGi property resource extracts for research base follow the above.

## Introduction

As noted within the main report, this Appendix III document acts as a market report and provides a summary of the comprehensive information review of property values (commercial and residential), land values, general market commentary and wider economic conditions. Collectively, this research helps inform the assumption setting process for the residential and commercial appraisals stage and underpins the assessment by building a picture of values patterns and levels in Fenland District.

This also provides the Council with a guide as to the type of information that may be monitored and reviewed in order to inform future updated views where appropriate for keeping an eye on market trends – including for future CIL or related viability considerations.

Note: It should be acknowledged that this is a high-level review - in practice a great deal of variance may be encountered from scheme to scheme.

## Overall residential market review (re-sale property based)

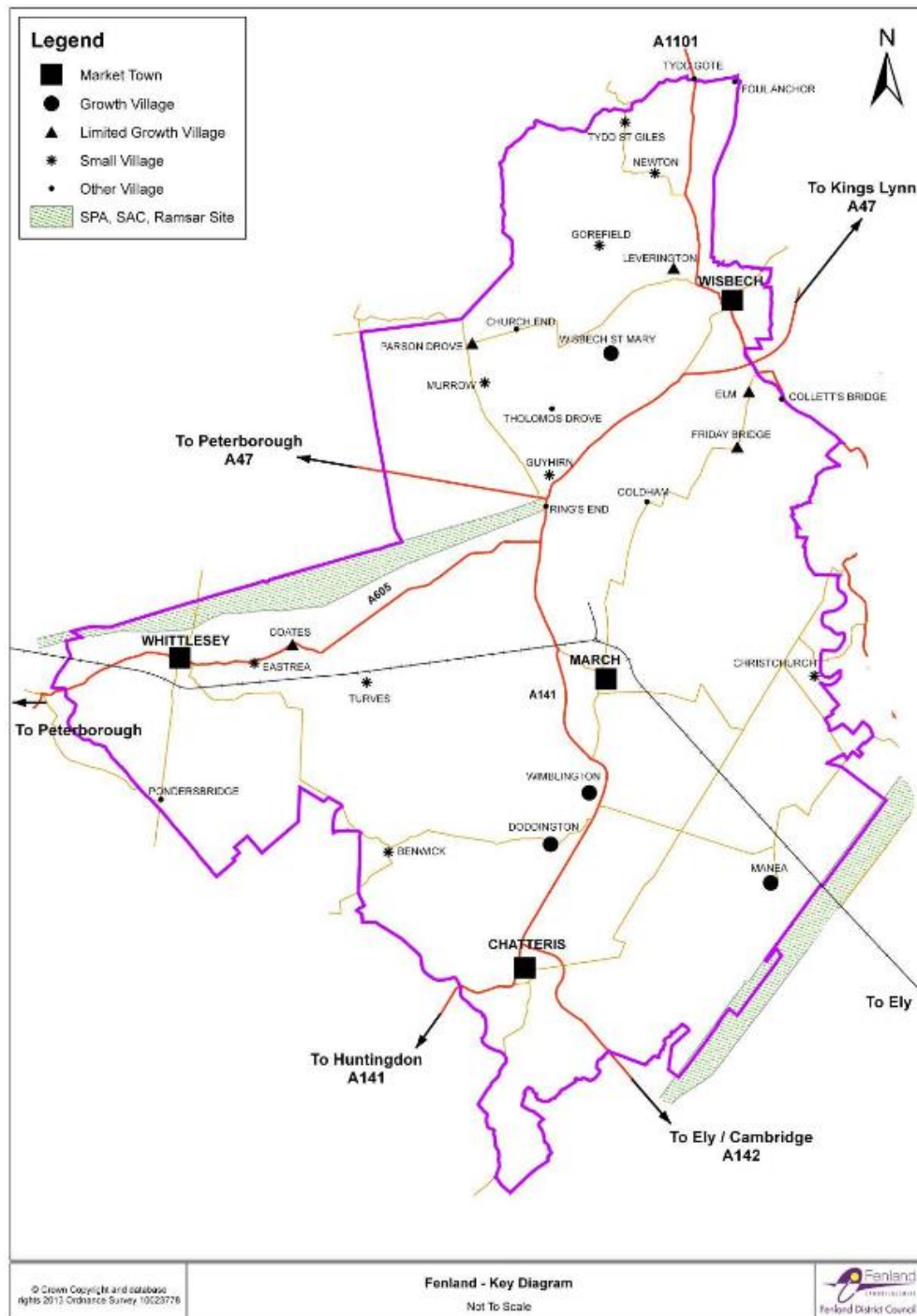
### – May 2014

Source: [www.rightmove.co.uk](http://www.rightmove.co.uk)

Research based on settlement areas within the District (30 in total) based upon the settlement hierarchy as described in policy LP3.

We note there was limited available data for the smaller and ‘other’ villages.

*See Fenland District context map on following page (source: Fenland Local Plan - Adopted May 2014 – Key Diagram).*



(Source: Fenland Local Plan - Adopted May 2014 – Key Diagram).

## Re-sale Rightmove Research by ward area – May 2014

Source: [www.rightmove.co.uk](http://www.rightmove.co.uk)

The tables below show sales data collected from RightMove at May 2014 (based on the settlement hierarchy within the district) for a range of different housing types from detached 4- bed properties to 1-bed flats.

### March

(402 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£124,493	£134,998	£180,997	£263,938
Semi-Detached	£114,906	£124,493	£145,849	£181,249
Terraced	£84,308	£114,906	£140,402	£170,000
Flats	£74,174	£84,308	£114,906	£124,493
Bungalows	n/a	£145,265	£199,808	£295,890

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	£74,174	£68,000	£69,996	£73,750	£78,588	£82,500
2-Bed Flats	£84,308	£65,000	£78,975	£82,500	£90,998	£99,950
2-Bed Houses	£118,163	£75,000	£110,000	£119,995	£125,000	£169,995
3-Bed Houses	£157,729	£90,000	£122,500	£149,995	£175,000	£849,850
4-Bed Houses	£253,069	£145,000	£209,995	£239,995	£289,995	£500,000
2-Bed Bungalows	£145,265	£50,000	£134,998	£149,995	£163,248	£175,000
3-Bed Bungalows	£199,808	£119,995	£175,000	£189,995	£239,995	£329,500
4-Bed Bungalows	£295,890	£200,000	£233,738	£287,500	£356,213	£399,995

**Wisbech****(373 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£112,419	£156,687	£182,556	£233,322
Semi-Detached	£98,026	£112,419	£124,141	£169,996
Terraced	£78,748	£98,026	£111,119	£174,998
Flats	£82,574	£78,748	£98,026	£112,419
Bungalows	n/a	£137,398	£170,140	£214,165

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	£82,574	£45,000	£50,000	£65,000	£70,995	£190,000
2-Bed Flats	£78,748	£67,000	£71,246	£76,498	£87,496	£94,995
2-Bed Houses	£110,203	£69,000	£94,995	£106,000	£115,000	£215,000
3-Bed Houses	£139,802	£50,000	£110,000	£129,998	£165,000	£275,000
4-Bed Houses	£212,195	£110,000	£171,238	£199,973	£239,995	£429,995
2-Bed Bungalows	£137,398	£90,000	£124,995	£139,995	£149,995	£172,500
3-Bed Bungalows	£170,140	£129,995	£152,249	£164,995	£174,995	£269,995
4-Bed Bungalows	£214,165	£169,995	£188,749	£204,998	£221,250	£295,000

**Chatteris****(227 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£127,333	£100,833	£203,514	£245,196
Semi-Detached	£118,085	£127,333	£141,413	£145,598
Terraced	£95,348	£118,085	£136,095	£189,998
Flats	£79,349	£95,348	£118,085	£127,333
Bungalows	n/a	£153,966	£150,000	£210,924

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	£79,349	£72,950	£75,000	£80,000	£83,748	£85,000
2-Bed Flats	£95,348	£84,995	£91,250	£94,995	£99,975	£104,995
2-Bed Houses	£118,176	£89,995	£105,000	£118,500	£130,000	£159,995
3-Bed Houses	£153,526	£103,000	£131,500	£140,000	£160,488	£499,950
4-Bed Houses	£230,711	£135,000	£190,000	£210,498	£240,000	£450,000
2-Bed Bungalows	£153,966	£108,000	£129,995	£147,500	£160,000	£299,995
3-Bed Bungalows	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
4-Bed Bungalows	£210,924	£129,995	£167,500	£184,000	£205,000	£497,500

**Whittlesey****(210 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£113,793	£148,332	£190,982	£252,843
Semi-Detached	£109,407	£113,793	£139,050	£197,500
Terraced	£90,121	£109,407	£131,457	£148,317
Flats	£79,995	£90,121	£109,407	£113,793
Bungalows	n/a	£142,676	£191,247	£272,712

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	£79,995	£79,995	£79,995	£79,995	£79,995	£79,995
2-Bed Flats	£90,121	£84,995	£84,995	£87,995	£91,245	£105,000
2-Bed Houses	£114,762	£90,000	£107,245	£110,000	£118,750	£185,000
3-Bed Houses	£162,230	£100,000	£135,125	£152,498	£170,000	£300,000
4-Bed Houses	£246,108	£124,950	£204,995	£230,000	£257,498	£650,000
2-Bed Bungalows	£142,676	£110,000	£127,500	£144,950	£155,000	£175,000
3-Bed Bungalows	£191,247	£139,995	£166,246	£169,995	£215,000	£329,995
4-Bed Bungalows	£272,712	£188,995	£239,998	£260,000	£325,000	£329,995

**Wimblington****(410 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£112,475	£139,995	£167,997	£369,495
Semi-Detached	£84,998	£112,475	£120,000	n/a
Terraced	n/a	£84,998	£164,832	£189,995
Flats	n/a	n/a	£84,998	£112,475
Bungalows	n/a	£175,177	£245,500	£290,000

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£106,988	£84,995	£85,000	£100,000	£124,950	£139,995
3-Bed Houses	£161,609	£116,995	£150,000	£159,995	£169,995	£225,000
4-Bed Houses	£353,176	£189,995	£280,000	£365,000	£444,998	£529,950
2-Bed Bungalows	£175,177	£162,950	£162,995	£164,995	£169,995	£214,950
3-Bed Bungalows	£245,500	£209,995	£220,000	£222,500	£240,000	£425,000
4-Bed Bungalows	£290,000	£290,000	£290,000	£290,000	£290,000	£290,000

**Doddington****(54 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£126,500	£133,725	£263,747	£315,582
Semi-Detached	£125,000	£126,500	£159,995	£159,975
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	£125,000	£126,500
Bungalows	n/a	£139,995	£233,327	£325,000

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£127,707	£110,000	£122,500	£126,500	£133,725	£145,000
3-Bed Houses	£255,766	£159,995	£250,000	£259,995	£259,995	£425,000
4-Bed Houses	£299,202	£150,000	£227,475	£300,000	£349,998	£450,000
2-Bed Bungalows	£139,995	£124,995	£127,245	£137,495	£150,245	£159,995
3-Bed Bungalows	£233,327	£165,000	£215,000	£245,000	£250,000	£270,000
4-Bed Bungalows	£325,000	£320,000	£322,500	£325,000	£327,500	£330,000

**Manea****(59 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£100,914	£127,965	£172,045	£275,992
Semi-Detached	£98,315	£100,914	£151,584	n/a
Terraced	n/a	£98,315	£124,995	n/a
Flats	n/a	n/a	£98,315	£100,914
Bungalows	n/a	£147,597	£167,500	£204,998

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£106,557	£75,000	£97,500	£105,000	£121,950	£139,995
3-Bed Houses	£160,213	£124,995	£137,500	£155,000	£162,495	£245,000
4-Bed Houses	£275,992	£180,000	£245,000	£265,000	£300,000	£375,000
2-Bed Bungalows	£147,597	£134,000	£134,000	£149,995	£149,995	£169,995
3-Bed Bungalows	£167,500	£165,000	£166,250	£167,500	£168,750	£170,000
4-Bed Bungalows	£204,998	£175,000	£182,498	£189,995	£219,998	£250,000



**Wisbech St Mary****(24 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£150,983	n/a	£193,332	£252,164
Semi-Detached	£113,317	£150,983	£136,663	n/a
Terraced	n/a	£113,317	£119,995	n/a
Flats	n/a	n/a	£113,317	£150,983
Bungalows	n/a	£164,995	£179,995	£285,000

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£132,150	£100,000	£108,450	£109,975	£117,500	£245,000
3-Bed Houses	£158,569	£119,995	£124,998	£159,995	£162,498	£255,000
4-Bed Houses	£252,164	£179,995	£212,000	£256,498	£279,999	£334,995
2-Bed Bungalows	£164,995	£139,995	£152,495	£164,995	£177,495	£189,995
3-Bed Bungalows	£179,995	£159,995	£169,995	£179,995	£189,995	£199,995
4-Bed Bungalows	£285,000	£285,000	£285,000	£285,000	£285,000	£285,000

**Coates****(14 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£265,000	n/a	£189,989	£366,250
Semi-Detached	£107,498	£265,000	n/a	n/a
Terraced	n/a	£107,498	n/a	n/a
Flats	n/a	n/a	£107,498	£265,000
Bungalows	n/a	£105,000	£140,000	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£159,998	£105,000	£107,498	£109,995	£187,498	£265,000
3-Bed Houses	£189,989	£144,950	£145,000	£150,000	£159,995	£350,000
4-Bed Houses	£366,250	£200,000	£215,000	£235,000	£386,250	£795,000
2-Bed Bungalows	£105,000	£105,000	£105,000	£105,000	£105,000	£105,000
3-Bed Bungalows	£140,000	£140,000	£140,000	£140,000	£140,000	£140,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Elm****(60 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£99,995	£216,565	£226,194
Semi-Detached	£88,749	n/a	£126,047	£139,999
Terraced	n/a	£88,749	£125,000	£139,998
Flats	n/a	n/a	£88,749	n/a
Bungalows	n/a	£144,998	£168,361	£239,995

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£90,998	£65,000	£95,000	£97,000	£97,995	£99,995
3-Bed Houses	£178,805	£110,000	£128,713	£167,498	£231,245	£289,995
4-Bed Houses	£193,870	£120,000	£154,996	£198,498	£225,000	£300,000
2-Bed Bungalows	£144,998	£134,995	£139,998	£145,000	£150,000	£155,000
3-Bed Bungalows	£168,361	£130,000	£162,498	£170,000	£172,498	£199,995
4-Bed Bungalows	£239,995	£239,995	£239,995	£239,995	£239,995	£239,995

**Friday Bridge****(20 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£113,475	£178,749	£163,414	£307,495
Semi-Detached	£106,000	£113,475	£157,995	n/a
Terraced	n/a	£106,000	£161,995	n/a
Flats	n/a	n/a	£106,000	£113,475
Bungalows	n/a	£159,995	£167,498	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£149,706	£106,000	£113,475	£129,995	£135,000	£315,000
3-Bed Houses	£162,559	£147,500	£149,371	£159,995	£171,871	£187,995
4-Bed Houses	£307,495	£279,995	£293,745	£307,495	£321,245	£334,995
2-Bed Bungalows	£159,995	£159,995	£159,995	£159,995	£159,995	£159,995
3-Bed Bungalows	£167,498	£159,995	£163,746	£167,498	£171,249	£175,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Leverington****(27 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£188,749	£212,405
Semi-Detached	n/a	n/a	£122,495	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	£134,595	£202,498	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	£155,622	£114,995	£124,995	£132,498	£177,500	£249,995
4-Bed Houses	£212,405	£184,950	£192,124	£199,995	£237,495	£249,995
2-Bed Bungalows	£134,595	£124,995	£124,995	£126,995	£147,995	£147,995
3-Bed Bungalows	£202,498	£140,000	£166,246	£189,995	£217,499	£325,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Parson Drove****(21 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£264,991	£234,062
Semi-Detached	£99,950	n/a	£155,000	n/a
Terraced	n/a	£99,950	n/a	n/a
Flats	n/a	n/a	£99,950	n/a
Bungalows	n/a	£139,475	£194,998	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£99,950	£99,950	£99,950	£99,950	£99,950	£99,950
3-Bed Houses	£251,242	£149,995	£185,000	£289,973	£291,246	£345,000
4-Bed Houses	£234,062	£179,995	£185,625	£240,000	£280,000	£285,000
2-Bed Bungalows	£139,475	£115,000	£127,238	£139,475	£151,713	£163,950
3-Bed Bungalows	£194,998	£175,000	£184,999	£194,998	£204,996	£214,995
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Benwick****(22 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£116,995	£129,995	n/a	£254,166
Semi-Detached	£115,000	£116,995	£129,999	£159,995
Terraced	n/a	£115,000	£136,665	n/a
Flats	n/a	n/a	£115,000	£116,995
Bungalows	n/a	£180,278	£233,332	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£120,663	£115,000	£115,998	£116,995	£123,495	£129,995
3-Bed Houses	£132,856	£119,995	£127,500	£130,000	£137,500	£149,995
4-Bed Houses	£240,713	£159,995	£169,998	£200,000	£290,000	£405,000
2-Bed Bungalows	£180,278	£125,000	£152,639	£180,278	£207,916	£235,555
3-Bed Bungalows	£233,332	£200,000	£224,998	£249,995	£249,998	£250,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Christchurch****(18 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£126,165	£253,332	£440,000
Semi-Detached	n/a	n/a	£219,975	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	£112,500	£164,997	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£126,165	£70,000	£99,250	£128,500	£154,248	£179,995
3-Bed Houses	£239,989	£199,995	£219,950	£220,000	£250,000	£310,000
4-Bed Houses	£440,000	£400,000	£420,000	£440,000	£460,000	£480,000
2-Bed Bungalows	£112,500	£100,000	£108,750	£117,500	£118,750	£120,000
3-Bed Bungalows	£164,997	£139,995	£139,995	£174,995	£175,000	£195,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Eastrea****(21 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£177,498	£244,999
Semi-Detached	£107,475	n/a	£148,488	n/a
Terraced	n/a	£107,475	£142,500	n/a
Flats	n/a	n/a	£107,475	n/a
Bungalows	n/a	£175,000	£179,995	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£107,475	£105,000	£106,238	£107,475	£108,713	£109,950
3-Bed Houses	£155,921	£130,000	£143,725	£157,000	£163,500	£189,995
4-Bed Houses	£244,999	£189,995	£216,250	£227,500	£238,750	£349,995
2-Bed Bungalows	£175,000	£175,000	£175,000	£175,000	£175,000	£175,000
3-Bed Bungalows	£179,995	£179,995	£179,995	£179,995	£179,995	£179,995
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Gorefield****(21 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£122,495	n/a	£221,248	£220,998
Semi-Detached	n/a	£122,495	£134,995	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	£122,495
Bungalows	n/a	£199,995	£179,165	£200,000

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£122,495	£119,995	£121,245	£122,495	£123,745	£124,995
3-Bed Houses	£192,497	£129,995	£139,995	£157,495	£223,749	£330,000
4-Bed Houses	£220,998	£189,995	£190,000	£205,000	£219,995	£300,000
2-Bed Bungalows	£199,995	£199,995	£199,995	£199,995	£199,995	£199,995
3-Bed Bungalows	£179,165	£150,000	£156,249	£159,995	£204,999	£230,000
4-Bed Bungalows	£200,000	£200,000	£200,000	£200,000	£200,000	£200,000

**Guyhirn****(14 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£145,000	£199,995	£185,000	£316,663
Semi-Detached	n/a	£145,000	£124,998	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	£145,000
Bungalows	n/a	£152,498	£224,498	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£172,498	£145,000	£158,749	£172,498	£186,246	£199,995
3-Bed Houses	£139,999	£119,995	£123,749	£127,500	£143,750	£185,000
4-Bed Houses	£316,663	£274,995	£274,995	£274,995	£337,498	£400,000
2-Bed Bungalows	£152,498	£150,000	£151,249	£152,498	£153,746	£154,995
3-Bed Bungalows	£224,498	£173,500	£199,250	£225,000	£249,998	£274,995
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Murrow****(41 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£115,000	£148,750	£222,248	£217,322
Semi-Detached	n/a	£115,000	£136,886	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	£115,000
Bungalows	n/a	£133,750	£158,488	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£137,500	£115,000	£118,750	£122,500	£148,750	£175,000
3-Bed Houses	£167,927	£124,995	£129,995	£147,473	£159,995	£350,000
4-Bed Houses	£217,322	£119,950	£195,000	£209,995	£242,000	£325,000
2-Bed Bungalows	£133,750	£133,750	£133,750	£133,750	£133,750	£133,750
3-Bed Bungalows	£158,488	£139,950	£150,745	£164,995	£164,995	£169,995
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Newton****(13 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£314,999	£280,000
Semi-Detached	£106,500	n/a	£89,995	n/a
Terraced	n/a	£106,500	n/a	n/a
Flats	n/a	n/a	£106,500	n/a
Bungalows	n/a	£145,995	£168,748	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£106,500	£106,500	£106,500	£106,500	£106,500	£106,500
3-Bed Houses	£282,856	£89,995	£172,497	£325,000	£375,000	£470,000
4-Bed Houses	£280,000	£235,000	£257,500	£280,000	£302,500	£325,000
2-Bed Bungalows	£145,995	£145,995	£145,995	£145,995	£145,995	£145,995
3-Bed Bungalows	£168,748	£147,500	£158,124	£168,748	£179,371	£189,995
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

**Turves****(16 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£111,500	n/a	£295,998	£499,995
Semi-Detached	£110,000	£111,500	£129,995	n/a
Terraced	n/a	£110,000	n/a	n/a
Flats	n/a	n/a	£110,000	£111,500
Bungalows	n/a	n/a	£185,000	£284,998

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£111,250	£100,000	£110,000	£111,250	£116,250	£117,500
3-Bed Houses	£268,331	£129,995	£162,495	£182,498	£405,000	£480,000
4-Bed Houses	£499,995	£499,995	£499,995	£499,995	£499,995	£499,995
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	£185,000	£185,000	£185,000	£185,000	£185,000	£185,000
4-Bed Bungalows	£284,998	£270,000	£277,499	£284,998	£292,496	£299,995

**Tydd St Giles****(21 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£286,000	£312,856
Semi-Detached	n/a	n/a	£127,495	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	£140,667	£196,663	£405,000

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	£240,713	£119,995	£144,998	£175,000	£325,000	£450,000
4-Bed Houses	£312,856	£189,995	£237,500	£275,000	£375,000	£500,000
2-Bed Bungalows	£140,667	£137,500	£138,500	£139,500	£142,250	£145,000
3-Bed Bungalows	£196,663	£160,000	£169,998	£179,995	£214,995	£249,995
4-Bed Bungalows	£405,000	£405,000	£405,000	£405,000	£405,000	£405,000

**Coldham****(4 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£110,000	n/a	£159,995	n/a
Semi-Detached	n/a	£110,000	£127,498	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	£110,000
Bungalows	n/a	n/a	n/a	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£110,000	£110,000	£110,000	£110,000	£110,000	£110,000
3-Bed Houses	£138,330	£125,000	£127,498	£129,995	£144,995	£159,995
4-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a



**Pondersbridge****(5 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£125,000	n/a	n/a	n/a
Semi-Detached	n/a	£125,000	£138,332	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	£125,000
Bungalows	n/a	n/a	n/a	£325,000

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£125,000	£125,000	£125,000	£125,000	£125,000	£125,000
3-Bed Houses	£138,332	£129,995	£129,998	£130,000	£142,500	£155,000
4-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000

**Tydd Gote****(7 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	£88,234	n/a	n/a	£405,000
Semi-Detached	n/a	£88,234	£144,995	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	£88,234
Bungalows	n/a	£144,995	n/a	n/a

	Overall Average	Minimum	1 <sup>st</sup> Quartile	Median	3 <sup>rd</sup> Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£88,234	£19,995	£77,711	£107,473	£117,995	£117,995
3-Bed Houses	£144,995	£144,995	£144,995	£144,995	£144,995	£144,995
4-Bed Houses	£405,000	£405,000	£405,000	£405,000	£405,000	£405,000
2-Bed Bungalows	£144,995	£144,995	£144,995	£144,995	£144,995	£144,995
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

## Re-sale property - values analysis summary

We have converted those sales figures collected in the previous tables into £ per sq. m. rates using estimated approximate floor sizes typical for each respective type of property. These rates have then been sorted highest to lowest demonstrating those most valuable and least valuable settlement locations within the Fenland District, viewed on this basis.

As identified within the Council's Local Plan settlement hierarchy, the highlighted rows represent each included settlement's categorisation within the district – see key below:

### Key:

	Market Towns
	Growth Villages
	Limited Growth Villages
	Small Villages
	Other Villages

### Average Asking Prices Analysis – Flats and Houses (£ per sq m\*) Sorted by All Properties

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Turves			£1,483	£2,825	£4,000	<b>£2,982</b>
Christchurch			£1,682	£2,526	£3,520	<b>£2,733</b>
Tydd St Giles				£2,534	£2,503	<b>£2,516</b>
Coates			£2,133	£2,000	£2,930	<b>£2,428</b>
Doddington			£1,703	£2,692	£2,394	<b>£2,314</b>
Newton			£1,420	£2,977	£2,240	<b>£2,269</b>
Tydd Gote			£1,176	£1,526	£3,240	<b>£2,163</b>
Guyhirn			£2,300	£1,474	£2,533	<b>£2,133</b>
Wimblington			£1,427	£1,701	£2,825	<b>£2,108</b>
Friday Bridge			£1,996	£1,711	£2,460	<b>£2,101</b>
Parson Drove			£1,333	£2,645	£1,872	<b>£1,984</b>
Wisbech St Mary			£1,762	£1,669	£2,017	<b>£1,840</b>
Manea			£1,421	£1,686	£2,208	<b>£1,840</b>
Gorefield			£1,633	£2,026	£1,768	<b>£1,817</b>
Murrow			£1,833	£1,768	£1,739	<b>£1,772</b>
Whittlesey	£1,778	£1,502	£1,530	£1,708	£1,969	<b>£1,733</b>
Eastrea			£1,433	£1,641	£1,960	<b>£1,723</b>
March	£1,648	£1,405	£1,576	£1,660	£2,025	<b>£1,719</b>
Chatteris	£1,763	£1,589	£1,576	£1,616	£1,846	<b>£1,693</b>
Benwick			£1,609	£1,398	£1,926	<b>£1,675</b>
Leverington				£1,638	£1,699	<b>£1,673</b>
Elm			£1,213.31	£1,882	£1,550.96	<b>£1,572</b>

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Wisbech	£1,835	£1,312	£1,469	£1,472	£1,698	£1,559
Pondersbridge			£1,667	£1,456		£1,549
Coldham			£1,467	£1,456		£1,461
Church End	N/A					
Collett's Bridge	N/A					
Foul Anchor	N/A					
Rings End	N/A					
Tholomas Drove	N/A					
Overall	£1,744	£1,437	£1,552	£1,704	£1,989	£1,729

\* Assuming units were all as per DSP sizes used for modelling purposes.

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Tydd St Giles				£240,713	£312,856	£276,785
Newton			£106,500	£282,856	£280,000	£264,649
Doddington			£127,707	£255,766	£299,202	£253,942
Christchurch			£126,165	£239,989	£440,000	£245,844
Coates			£159,998	£189,989	£366,250	£241,245
Wimblington			£106,988	£161,609	£353,176	£234,974
Parson Drove			£99,950	£251,242	£234,062	£234,258
Turves			£111,250	£268,331	£499,995	£213,652
Guyhirn			£172,498	£139,999	£316,663	£206,109
Eastrea			£107,475	£155,921	£244,999	£197,704
Gorefield			£122,495	£192,497	£220,998	£192,689
Whittlesey	£79,995	£90,121	£114,762	£162,230	£246,108	£180,842
Leverington				£155,622	£212,405	£179,958
Wisbech St Mary			£132,150	£158,569	£252,164	£179,782
Murrow			£137,500	£167,927	£217,322	£178,317
Manea			£106,557	£160,213	£275,992	£176,695
Benwick			£120,663	£132,856	£240,713	£175,116
Elm			£90,998	£178,805	£193,870	£174,405
Friday Bridge			£149,706	£162,559	£307,495	£174,318
March	£74,174	£84,308	£118,163	£157,729	£253,069	£166,831
Chatteris	£79,349	£95,348	£118,176	£153,526	£230,711	£158,108
Tydd Gote			£88,234	£144,995	£405,000	£150,488
Wisbech	£82,574	£78,748	£110,203	£139,802	£212,195	£144,260
Pondersbridge			£125,000	£138,332		£134,999
Coldham			£110,000	£138,330		£131,248
Church End	No available data					
Collett's Bridge	No available data					
Foul Anchor	No available data					
Rings End	No available data					
Tholomas Drove	No available data					
Overall	£78,496	£86,202	£116,419	£161,841	£248,573	£172,839

The further two tables below provide the overall average asking prices for flats, houses and bungalows taken from the research as carried out and displayed within the previous tables.

Average Asking Price Analysis – Flats and Houses		
<b>1 Bed Flat</b>	-	£78,496
<b>2 Bed Flat</b>	-	£86,202
<b>2 Bed House</b>	Terraced	£109,154
	Semi-Detached	£117,480
	Detached	£143,380
<b>3 Bed House</b>	Terraced	£130,161
	Semi-Detached	£136,623
	Detached	£202,045
<b>4 Bed House</b>	Terraced	£167,183
	Semi-Detached	£165,082
	Detached	£262,070

Average Asking Price Analysis – Bungalows		
<b>2 Bed Bungalow</b>	-	£144,880
<b>3 Bed Bungalow</b>	-	£192,523
<b>4 Bed Bungalow</b>	-	£249,131

## Average values data – predominantly re-sales based (searched via settlement/locality names) follows:

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

### Heat Map

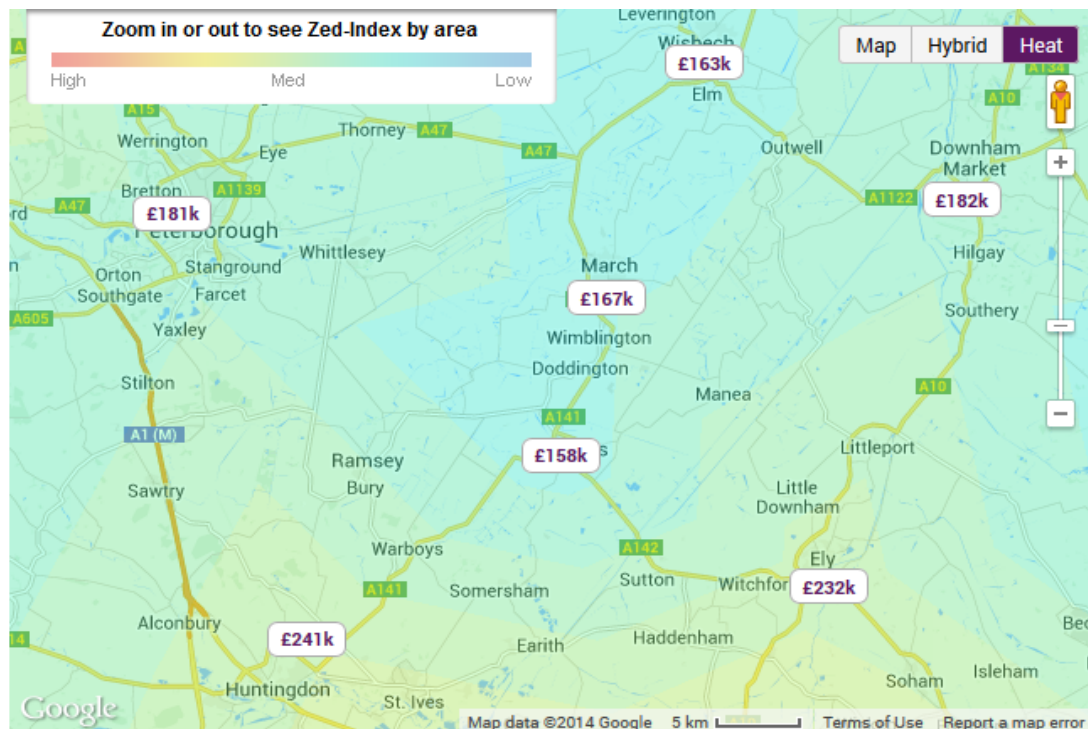
The heat maps below provide an indication as to the strength of residential values in the Fenland District. Map 1 broadly covers the Fenland District, Map 2 provides a more overall look at Fenland in relation to the surrounding areas, Map 3 provides a more detailed look at March, Map 4 Wibech, Map 5 Chatteris and Map 6 Whittlesey. In general these Zoopla extracts shows a “warming up” of values to some extent moving beyond the district to the south and also to a lesser extent to the west and south east, however mainly serves to show general patchy low-tone values within the district.

### Context map 1: Wider region



(Source of information on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Context map 2: Fenland



(Source of information on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Context map 3: March





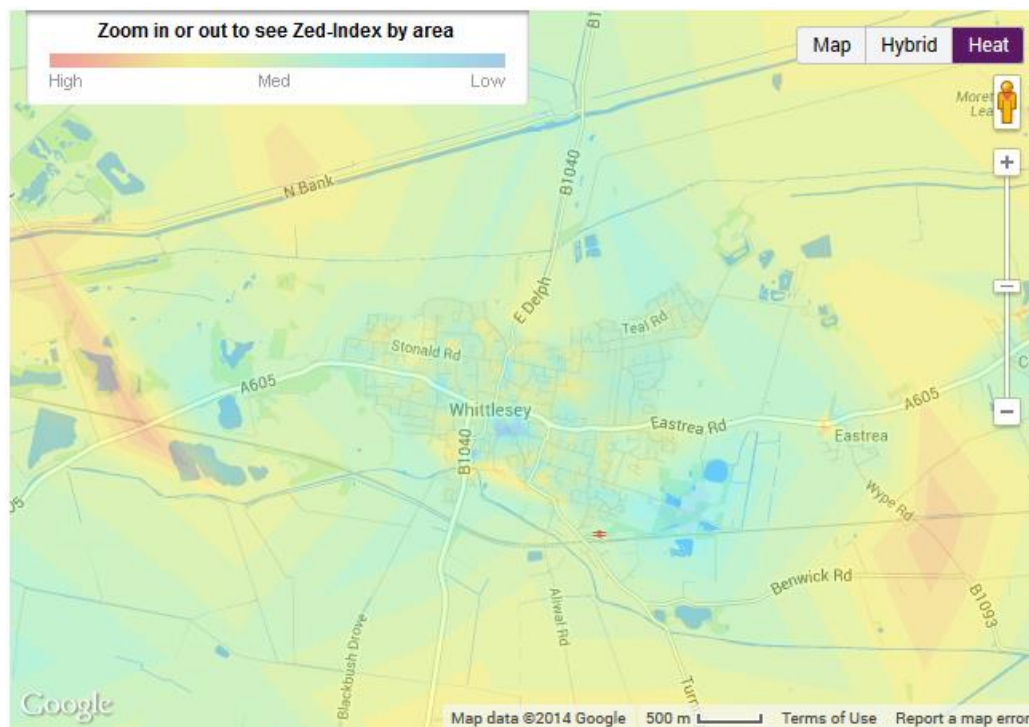
## Context map 4: Wisbech



## Context map 5: Chatteris



## Context map 6: Whittlesey



## March

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£204,804</b>	£160	3.4	£186,524
Semi-detached	<b>£140,054</b>	£140	2.8	£124,611
Terraced	<b>£119,615</b>	£153	2.6	£116,704
Flats	<b>£81,102</b>	£163	1.6	£74,266

Period	Average Price Paid (£)	No. of Sales
Last year	£154,434	490
Last 3 years	£149,578	1,301
Last 5 years	£147,832	2,062
Last 7 years	£150,720	3,125

**Average current value estimate: £166,573**

**Average current asking price: £206,629**



## Wisbech

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£201,447</b>	£145	3.5	£176,761
Semi-detached	<b>£127,709</b>	£139	2.9	£118,391
Terraced	<b>£105,161</b>	£135	2.5	£98,880
Flats	<b>£84,689</b>	£132	1.6	£74,008

Period	Average Price Paid (£)	No. of Sales
Last year	£147,890	746
Last 3 years	£145,618	2,135
Last 5 years	£147,470	3,375
Last 7 years	£149,883	5,167

**Average current value estimate: £162,936**

**Average current asking price: £206,442**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Chatteris

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£208,752</b>	£155	3.6	£179,647
Semi-detached	<b>£139,223</b>	£147	2.8	£127,508
Terraced	<b>£117,998</b>	£159	2.4	£113,799
Flats	<b>£87,915</b>	£161	1.5	£98,750

Period	Average Price Paid (£)	No. of Sales
Last year	£147,193	190
Last 3 years	£145,411	594
Last 5 years	£144,876	913
Last 7 years	£147,616	1,338

**Average current value estimate: £157,687**

**Average current asking price: £182,595**

## Whittlesey

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£206,568</b>	£145	3.4	£187,778
Semi-detached	<b>£144,593</b>	£159	3	£130,558
Terraced	<b>£124,586</b>	£148	2.4	£105,107
Flats	<b>£82,442</b>	-	1.7	£94,500

Period	Average Price Paid (£)	No. of Sales
Last year	£148,630	175
Last 3 years	£147,037	489
Last 5 years	£144,257	786
Last 7 years	£147,951	1,197

**Average current value estimate: £166,940**

**Average current asking price: £208,342**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Wimblington

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£240,299</b>	£151	3.5	£224,907
Semi-detached	<b>£144,428</b>	-	2.7	£119,779
Terraced	<b>£148,502</b>	-	2.9	£133,000
Flats	<b>£131,003</b>	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£199,359	36
Last 3 years	£182,402	114
Last 5 years	£179,312	178
Last 7 years	£185,864	263

**Average current value estimate: £205,723**

**Average current asking price: £239,308**

## Doddington

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£227,863</b>	£154	3.5	£188,288
Semi-detached	<b>£135,020</b>	£154	2.7	£126,889
Terraced	<b>£120,793</b>	-	2.4	£135,454
Flats	<b>£85,310</b>	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£162,973	59
Last 3 years	£168,277	131
Last 5 years	£169,269	191
Last 7 years	£171,209	247

**Average current value estimate: £190,976**

**Average current asking price: £292,459**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Manea

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£215,826</b>	£157	3.7	£199,383
Semi-detached	<b>£128,416</b>	£142	2.6	£118,807
Terraced	<b>£113,909</b>	£142	2.5	£109,000
Flats	<b>£74,744</b>	-	4.2	-

Period	Average Price Paid (£)	No. of Sales
Last year	£173,299	44
Last 3 years	£156,473	114
Last 5 years	£158,061	170
Last 7 years	£158,865	259

**Average current value estimate: £173,786**

**Average current asking price: £206,723**

## Wisbech St Mary

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£192,770</b>	£123	3.5	£177,499
Semi-detached	<b>£134,651</b>	£121	2.7	£110,152
Terraced	<b>£120,036</b>	-	2.5	-
Flats	-	-	1.6	-

Period	Average Price Paid (£)	No. of Sales
Last year	£150,560	30
Last 3 years	£149,198	81
Last 5 years	£149,497	123
Last 7 years	£158,367	197

**Average current value estimate: £170,185**

**Average current asking price: £200,182**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Coates

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£204,894</b>	£163	3.5	£182,500
Semi-detached	<b>£140,081</b>	-	3	£129,000
Terraced	<b>£114,724</b>	-	2.5	£124,000
Flats	<b>£144,296</b>	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£152,214	14
Last 3 years	£154,846	51
Last 5 years	£156,588	91
Last 7 years	£159,403	141

**Average current value estimate: £173,762**

**Average current asking price: £302,500**

## Elm

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£200,662</b>	£152	3.6	£195,175
Semi-detached	<b>£129,148</b>	£138	2.9	£128,336
Terraced	<b>£118,966</b>	-	2.9	£123,899
Flats	-	-	4	-

Period	Average Price Paid (£)	No. of Sales
Last year	£171,949	47
Last 3 years	£149,834	120
Last 5 years	£150,582	186
Last 7 years	£153,973	269

**Average current value estimate: £170,022**

**Average current asking price: £201,099**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Friday Bridge

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£190,509</b>	£133	3	£169,926
Semi-detached	<b>£127,053</b>	£149	2.7	£121,250
Terraced	<b>£110,358</b>	-	2.2	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£155,503	27
Last 3 years	£158,410	63
Last 5 years	£151,684	97
Last 7 years	£155,375	142

**Average current value estimate: £169,086**

**Average current asking price: £162,467**

## Leverington

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£176,967</b>	£137	3.2	£164,714
Semi-detached	<b>£127,476</b>	£140	2.9	£120,206
Terraced	<b>£104,754</b>	£158	2.4	£114,113
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£148,208	56
Last 3 years	£142,860	142
Last 5 years	£145,753	213
Last 7 years	£150,372	329

**Average current value estimate: £159,119**

**Average current asking price: £246,707**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Parson Drove

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£214,995</b>	£148	3.6	£189,249
Semi-detached	<b>£124,877</b>	-	2.9	£116,000
Terraced	<b>£115,963</b>	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£169,272	11
Last 3 years	£162,171	38
Last 5 years	£173,084	65
Last 7 years	£175,522	91

**Average current value estimate: £192,085**

**Average current asking price: £174,139**

## Benwick

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£219,755</b>	£167	3.8	£200,688
Semi-detached	<b>£151,933</b>	-	3	£128,924
Terraced	<b>£131,433</b>	£169	2.7	£121,333
Flats	<b>£83,068</b>	-	1.3	-

Period	Average Price Paid (£)	No. of Sales
Last year	£174,432	20
Last 3 years	£161,346	38
Last 5 years	£163,739	70
Last 7 years	£159,775	138

**Average current value estimate: £187,581**

**Average current asking price: £186,417**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Christchurch

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£213,358</b>	£148	3.3	£173,500
Semi-detached	<b>£131,353</b>	-	2.5	£101,000
Terraced	<b>£118,939</b>	-	2.6	£116,498
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£154,409	11
Last 3 years	£153,753	28
Last 5 years	£179,477	39
Last 7 years	£176,028	56

**Average current value estimate: £177,851**

**Average current asking price: £310,801**

## Eastrea

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£207,071</b>	£147	3.6	£190,769
Semi-detached	<b>£138,766</b>	-	3	£133,500
Terraced	<b>£127,292</b>	-	2.4	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£172,864	19
Last 3 years	£164,470	34
Last 5 years	£166,166	43
Last 7 years	£168,326	68

**Average current value estimate: £181,954**

**Average current asking price: £222,166**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Gorefield

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£210,720</b>	£150	3.6	£191,937
Semi-detached	<b>£136,478</b>	-	2.5	£193,000
Terraced	<b>£153,581</b>	-	2.5	£102,000
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£183,954	11
Last 3 years	£177,734	51
Last 5 years	£169,279	92
Last 7 years	£176,456	142

**Average current value estimate: £193,991**

**Average current asking price: £271,111**



## Guyhirn

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£203,352</b>	£147	3.7	£170,167
Semi-detached	<b>£139,459</b>	-	2.9	£147,290
Terraced	<b>£127,141</b>	£255	2.5	£75,000
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£158,525	18
Last 3 years	£170,632	37
Last 5 years	£163,713	59
Last 7 years	£165,083	86

**Average current value estimate: £181,726**

**Average current asking price: £213,199**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Murrow

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£181,560</b>	£132	3.4	£144,676
Semi-detached	<b>£132,654</b>	-	3.1	£112,873
Terraced	<b>£105,508</b>	-	2	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£138,618	21
Last 3 years	£138,203	49
Last 5 years	£141,643	87
Last 7 years	£148,573	129

**Average current value estimate: £166,492**

**Average current asking price: £156,908**

## Newton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£466,875</b>	£278	3.8	£318,000
Semi-detached	<b>£332,083</b>	-	2.8	-
Terraced	<b>£245,442</b>	-	2.3	-
Flats	<b>£104,329</b>	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£318,000	1
Last 3 years	£309,458	12
Last 5 years	£367,559	17
Last 7 years	£370,889	23

**Average current value estimate: £429,311**

**Average current asking price: £ n/a**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Turves

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£223,754</b>	£151	3.8	£199,498
Semi-detached	<b>£121,392</b>	-	2.5	£107,714
Terraced	<b>£97,452</b>	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£128,111	9
Last 3 years	£141,027	18
Last 5 years	£130,110	30
Last 7 years	£145,840	65

**Average current value estimate: £156,517**

**Average current asking price: £267,618**

## Tydd St Giles

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£237,272</b>	£157	3.6	£265,165
Semi-detached	<b>£140,440</b>	-	3.1	£139,250
Terraced	<b>£129,300</b>	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£214,799	10
Last 3 years	£200,684	29
Last 5 years	£192,397	50
Last 7 years	£187,399	64

**Average current value estimate: £209,427**

**Average current asking price: £253,427**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Coldham

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£294,183</b>	-	3.7	-
Semi-detached	<b>£122,765</b>	-	2.9	£105,000
Terraced	<b>£124,701</b>	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£105,000	1
Last 3 years	£186,916	6
Last 5 years	£223,687	8
Last 7 years	£205,083	12

**Average current value estimate: £202,902**

**Average current asking price: £173,998**

## Pondersbridge

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£212,232</b>	-	3.6	£175,000
Semi-detached	<b>£146,855</b>	-	2.9	-
Terraced	<b>£84,983</b>	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£175,000	1
Last 3 years	£144,950	10
Last 5 years	£155,071	14
Last 7 years	£152,425	20

**Average current value estimate: £176,503**

**Average current asking price: £201,667**

(Source of information in tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk) – May 2014)

## Rings End

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£229,749</b>	-	4	-
Semi-detached	-	-	-	-
Terraced	-	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year		
Last 3 years		
Last 5 years	£181,000	2
Last 7 years	£200,666	3

**Average current value estimate: £229,749**

**Average current asking price: £392,500**

## Tydd Gote

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£223,675</b>	£146	3.6	£199,000
Semi-detached	<b>£116,950</b>	-	2.9	£109,625
Terraced	<b>£147,375</b>	-	3	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£139,417	6
Last 3 years	£185,529	17
Last 5 years	£176,960	25
Last 7 years	£178,175	31

**Average current value estimate: £178,630**

**Average current asking price: £254,164**

## Quick Zoopla Analysis

The table below is a quick analysis of the Zoopla 'Average Sold Values' data above, which has been sorted to represent a further source of a general values hierarchy for settlements within Fenland district, based on the available data.

*Note: Church End, Colletts Bridge, Foul Anchor, Tholomas Drove, Coldham, Pondersbridge and Rings End were excluded due to a lack of available data. Generally the 'Small Villages' and 'Other Villages' provided a limited source of available data from this source owing to the local scale of the property stock and a low level of transactions.*

### Key:

	Market Towns
	Growth Villages
	Limited Growth Villages
	Small Villages
	Other Villages

Settlement	Average £ per sq.ft.	Average £ per sq.m.
Newton	£278	£2,991
Guyhirn	£201	£2,163
Benwick	£168	£1,808
Coates	£163	£1,754
Tydd St Giles	£157	£1,689
Chatteris	£154	£1,657
Doddington	£154	£1,657
March	£151	£1,625
Whittlesey	£151	£1,625
Wimblington	£151	£1,625
Turves	£151	£1,625
Gorefield	£150	£1,614
Parson Drove	£148	£1,592
Christchurch	£148	£1,592
Manea	£147	£1,582
Eastrea	£147	£1,582
Tydd Gote	£146	£1,571
Elm	£145	£1,560
Leverington	£145	£1,560
Friday Bridge	£141	£1,518
Wisbech	£140	£1,506
Murrow	£132	£1,420
Wisbech St Mary	£122	£1,313

*\*Houses only*

## New Build Properties for Sale – May 2014

Source: DSP research – [www.rightmove.co.uk](http://www.rightmove.co.uk); various house builders' & estate agents' websites

The tables below provide information, so far as found through web-searching and enquiries, on new build properties for sale – between April and May 2014. As noted above, the data has been collected from RightMove and based on the Council's settlement hierarchy. Noted property sizes are as were supplied with the details or, where those were not stated, estimated – e.g. from agents' or other floor plans are noted in *italics*.

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>Market (main) Towns</b>								
<b>March</b>								
<b>Houses</b>								
Westwood Avenue	4 Bed Detached	£284,995	124.7	£2,285	£2,171	£2,057	£2,514	William H Brown
Ashbeach Gardens	3 Bed Detached Bungalow	£249,000	<i>110.0</i>	£2,264	£2,150	£2,037	£2,490	Maxey Grounds & Co
Ashbeach Gardens	3 Bed Detached Bungalow	£245,000	<i>105.0</i>	£2,333	£2,217	£2,100	£2,567	Maxey Grounds & Co
Gaul Road	4 Bed Detached	£239,995	137.0	£1,752	£1,664	£1,577	£1,927	Sharman Quinney
Ashbeach Gardens	3 Bed Detached Bungalow	£230,000	<i>102.0</i>	£2,255	£2,142	£2,029	£2,480	Maxey Grounds & Co
Ashbeach Gardens	3 Bed Detached Bungalow	£225,000	<i>100.0</i>	£2,250	£2,138	£2,025	£2,475	Maxey Grounds & Co
Dartford Road	4 Bed Detached	£215,000	<i>115.0</i>	£1,870	£1,776	£1,683	£2,057	Sharman Quinney
Gaul Road	3 Bed Detached	£187,995	95.6	£1,966	£1,868	£1,770	£2,163	Sharman Quinney
Gaul Road	3 Bed Semi	£174,995	94.0	£1,862	£1,769	£1,675	£2,048	Sharman Quinney
Gaul Road	2 Bed Terrace	£127,500	62.3	£2,047	£1,944	£1,842	£2,251	Sharman Quinney
<b>Average</b>		<b>£217,948</b>	<b>104.6</b>	<b>£2,088</b>	<b>£1,984</b>	<b>£1,880</b>	<b>£2,297</b>	

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>Wisbech</b>								
<b>Houses</b>								
North Brink	5 Bed Detached	£450,000	311.0	£1,447	£1,375	£1,302	£1,592	William H Brown
Ramnoth Road	3 Bed Detached Bungalow	£174,995	78.4	£2,232	£2,120	£2,009	£2,455	Optima
Ramnoth Road	3 Bed Detached	£169,995	82.5	£2,061	£1,958	£1,854	£2,267	William H Brown
Ramnoth Road	3 Bed Detached Bungalow	£164,995	78.4	£2,105	£1,999	£1,894	£2,315	Optima
Cromwell Gardens	3 Bed Detached	£157,000	86.9	£1,807	£1,716	£1,626	£1,987	William H Brown
Cromwell Gardens	3 Bed Detached	£153,000	85.2	£1,796	£1,706	£1,616	£1,975	William H Brown
Cromwell Gardens	3 Bed Detached	£149,000	85.2	£1,749	£1,661	£1,574	£1,924	Maxey Grounds & Co
Cromwell Gardens	2 Bed Semi	£144,000	75.6	£1,905	£1,810	£1,714	£2,095	William H Brown
Cromwell Gardens	2 Bed Semi	£142,000	75.6	£1,878	£1,784	£1,690	£2,066	William H Brown
Mikanda Close	3 Bed Terrace	£125,000	73.5	£1,701	£1,616	£1,531	£1,871	William H Brown
Kirkgate Street	2 Bed Terrace	£119,000	61.2	£1,944	£1,847	£1,750	£2,139	Maxey Grounds & Co
Mikanda Close	2 Bed Terrace	£115,000	59.6	£1,930	£1,833	£1,737	£2,122	William H Brown
Mikanda Close	2 Bed Terrace	£110,000	59.6	£1,846	£1,753	£1,661	£2,030	William H Brown
<b>Average</b>		<b>£167,230</b>	<b>93.3</b>	<b>£1,877</b>	<b>£1,783</b>	<b>£1,689</b>	<b>£2,065</b>	
<b>Chatteris</b>								
<b>Houses</b>								
Albert Way	5 Bed Detached	£389,995	213.7	£1,825	£1,734	£1,642	£2,007	Malcom James
West Street	2 Bed Detached Bungalow	£169,995	74.5	£2,282	£2,168	£2,054	£2,510	Maxey Grounds & Co
<b>Average</b>		<b>£279,995</b>	<b>144.1</b>	<b>£2,053</b>	<b>£1,951</b>	<b>£1,848</b>	<b>£2,259</b>	



Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>Whittlesey</b>								
<b>Houses</b>								
Roman Gardens	4 Bed Detached	£230,000	96.4	£2,387	£2,268	£2,148	£2,626	Malcom James
Coates Road	4 Bed Detached	£230,000	112.2	£2,050	£1,947	£1,845	£2,255	City & County
Peterborough Road	4 Bed Detached	£225,000	113.1	£1,989	£1,890	£1,790	£2,188	Harrison Rose
Coates Road	4 Bed Detached	£225,000	112.2	£2,005	£1,905	£1,805	£2,206	Sharman Quinney
The Limes	4 Bed Detached	£218,000	101.9	£2,139	£2,032	£1,925	£2,353	Sharman Quinney
Coates Road	3 Bed Semi	£162,000	78.3	£2,069	£1,966	£1,862	£2,276	Sharman Quinney
Coates Road	3 Bed Semi	£157,000	78.3	£2,005	£1,905	£1,805	£2,206	Sharman Quinney
<b>Average</b>		<b>£206,714</b>	<b>98.9</b>	<b>£2,092</b>	<b>£1,988</b>	<b>£1,883</b>	<b>£2,301</b>	

## Growth Villages

<b>Wimblington</b>								
<b>Houses</b>								
Bridge Lane	3 Bed Detached Bungalow	£220,000	71.4	£3,082	£2,928	£2,773	£3,390	Maxey Grounds & Co
<b>Average</b>		<b>£220,000</b>	<b>71.4</b>	<b>£3,082</b>	<b>£2,928</b>	<b>£2,773</b>	<b>£3,390</b>	

<b>Doddington</b>								
<b>Houses</b>								
Newgate Street	5 Bed Detached	£500,000	160.0	£3,125	£2,969	£2,813	£3,438	Sharman Quinney
Fenview	5 Bed Detached	£359,950	150.0	£2,400	£2,280	£2,160	£2,640	Ellis Winters
Newgate Street	4 Bed Detached	£355,000	155.0	£2,290	£2,176	£2,061	£2,519	Sharman Quinney
Benwick Road	4 Bed Detached Bungalow	£349,995	140.0	£2,500	£2,375	£2,250	£2,750	Sharman Quinney
Newgate Street	4 Bed Detached	£345,000	155.0	£2,226	£2,115	£2,003	£2,448	Sharman Quinney
Benwick Road	4 Bed Detached	£339,995	140.0	£2,429	£2,307	£2,186	£2,671	Sharman Quinney

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
	Bungalow							
Wimblington Road	3 Bed Detached Bungalow	£245,000	100.2	£2,445	£2,323	£2,201	£2,690	Maxey Grounds & Co
<b>Average</b>		<b>£356,420</b>	<b>142.9</b>	<b>£2,488</b>	<b>£2,363</b>	<b>£2,239</b>	<b>£2,737</b>	

Manea								
Houses								
Station Road	3 Bed Detached	£179,995	105.2	£1,711	£1,625	£1,540	£1,882	Sharman Quinney
Station Road	3 Bed Semi	£159,995	74.5	£2,148	£2,040	£1,933	£2,362	Sharman Quinney
Valentine Close	3 Bed Semi	£152,500	71.7	£2,126	£2,020	£1,914	£2,339	Maxey Grounds & Co
Williams Way	3 Bed Semi	£135,000	78.9	£1,711	£1,625	£1,540	£1,882	Circle Housing
Williams Way	2 Bed Semi	£123,500	63.5	£1,945	£1,848	£1,750	£2,139	Circle Housing
Williams Way	2 Bed Terrace	£119,995	54.3	£2,210	£2,099	£1,989	£2,431	Circle Housing
<b>Average</b>		<b>£145,164</b>	<b>74.7</b>	<b>£1,975</b>	<b>£1,876</b>	<b>£1,778</b>	<b>£2,173</b>	

Wisbech St Mary								
Houses								
Sayers Crescent	2 Bed Terrace	£120,000	60.4	£1,987	£1,887	£1,788	£2,185	William H Brown
Sayers Crescent	2 Bed Terrace	£110,000	54.6	£2,015	£1,914	£1,813	£2,216	William H Brown
Sayers Crescent	2 Bed Terrace	£109,950	54.6	£2,014	£1,913	£1,812	£2,215	William H Brown
<b>Average</b>		<b>£113,317</b>	<b>56.5</b>	<b>£2,005</b>	<b>£1,905</b>	<b>£1,805</b>	<b>£2,206</b>	

## Re-sale Vs New Build Analysis

The following table shows the comparison between the re-sale Rightmove research and the new build values.

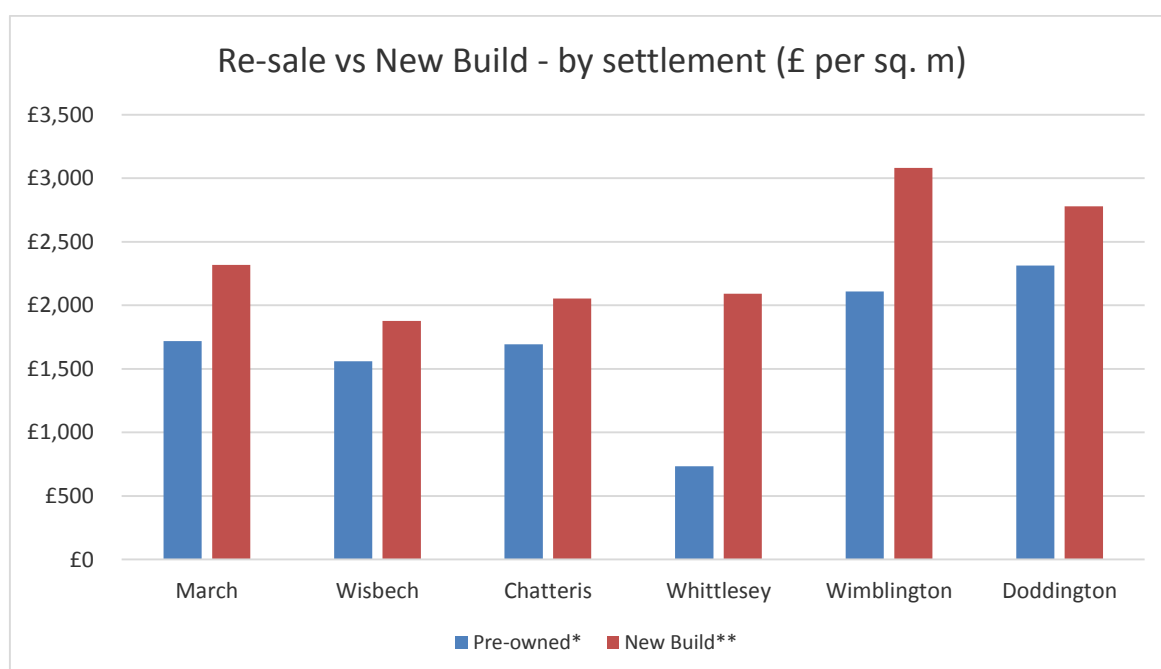
*Note: New build values are only compared with the corresponding settlements in the Rightmove pre-owned research – broad comparisons made so far as available information allowed, and bearing in mind information sample sizes (number of properties available to inform comparison).*

**Re-sale vs New Build – by settlement  
(£ per sq. m)**

Settlement	Pre-owned*	New Build**
March	£1,719	£2,317
Wisbech	£1,559	£1,877
Chatteris	£1,693	£2,053
Whittlesey	£733	£2,092
Wimblington	£2,108	£3,082
Doddington	£2,314	£2,778
Manea	£1,840	£1,975
Wisbech St Mary	£1,840	£2,005
<b>Average:</b>	<b>£1,726</b>	<b>£2,178</b>

*\*All properties'*

*\*\* Asking price (houses only) – note  
comments and detail regarding  
consideration of asking price adjustments*



## Sheltered (retirement) housing research July 2014

The following table indicates available new build sheltered housing based on web-searching targeted at a 10 mile radius of March. The entries here are outside the Fenland District area and therefore included as the nearest available information / indications that we found in respect of this property type.

Address	Description	Price (£) From	Price (£) To	Size	Price per sq. m indication (based on upper price level stated)	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
<b>New Build</b>										
Cross Penny Court, Cotton Lane, Bury St Edmonds	1 Bed Flat	<b>£184,950</b>	<b>£215,950</b>	55	£3,926	£3,141	£3,534	£3,730	£4,319	McCarthy & Stone
Goodes Court, Royston	1 Bed Flat	<b>£183,950</b>	<b>£232,950</b>	55	£4,235	£3,388	£3,812	£4,024	£4,659	McCarthy & Stone
Goodes Court, Royston	2 Bed Flat	<b>£257,950</b>	<b>£281,950</b>	75	£3,759	£3,007	£3,383	£3,571	£4,135	McCarthy & Stone
Carysfort Close, Elton, Peterborough	2 Bed Flat	<b>£215,000</b>	n/a	87	£2,471	£1,977	£2,224	£2,348	£2,718	Cognatum
<b>Average -indications:</b>		<b>£184,450</b>	<b>£243,617</b>	<b>68</b>	<b>£3,598</b>	<b>£2,878</b>	<b>£3,238</b>	<b>£3,418</b>	<b>£3,958</b>	

## Economic Context

### Bank of England

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

The Agent's Summary of Business Conditions (June 2014) stated:

- *Annual growth in retail sales values had picked up sharply following a recent weakening. Growth in consumer services turnover had been stable.*
- *Activity in the housing market had eased. There were fewer mortgage completions and approvals, reflecting a shortage of supply of properties on the market and the impact of the implementation of the Mortgage Market Review.*
- *Investment intentions had moderated, with some firms scaling back capital expenditure from above normal levels. But commercial property investment had picked up.*
- *Growth in business services turnover had eased slightly.*
- *Manufacturing output for the domestic market had continued to grow at a steady pace. The appreciation of sterling had tended to affect export margins rather than volumes.*
- *Construction output had continued to grow strongly, and growth was widening out beyond house building.*
- *Corporate credit conditions had continued to improve, helped by increased competition between lenders.*
- *Employment intentions had been little changed and still pointed to modest growth in the next six months. Recruitment difficulties had remained slightly above normal.*
- *Capacity utilisation was marginally above normal overall, although significant spare capacity remained in some parts of the economy.*
- *Growth in total labour costs per employee had increased slightly, remaining moderate.*
- *Materials costs had fallen slightly, with the exception of those used in the construction industry. Imported finished goods prices had remained stable.*
- *Output prices had continued to increase modestly, and margins on domestic sales were expected to improve over the coming year.*
- *Consumer price inflation had edged lower.*

## Housing Market Context

### Land Registry

The **May 2014 Land Registry House Price Index Report** (released 27<sup>th</sup> June 2014) provided the following information, in summary, in terms of market trends:

- *“The May data shows a monthly price change of 0.4 per cent.*
- *The annual price change now stands at 6.7 per cent, bringing the average house price in England and Wales to £172,035.*
- *The number of property transactions has increased over the last year.*
- *From December 2012 to March 2013 there was an average of 50,016 sales per month. In the same months a year later, the figure was 67,969”*

The May 2014 report stated: -

For England Wales overall:

- Annual change in average house prices 6.7% (positive)
- Monthly change in average house prices 0.4% (positive)
- Average price £172,035

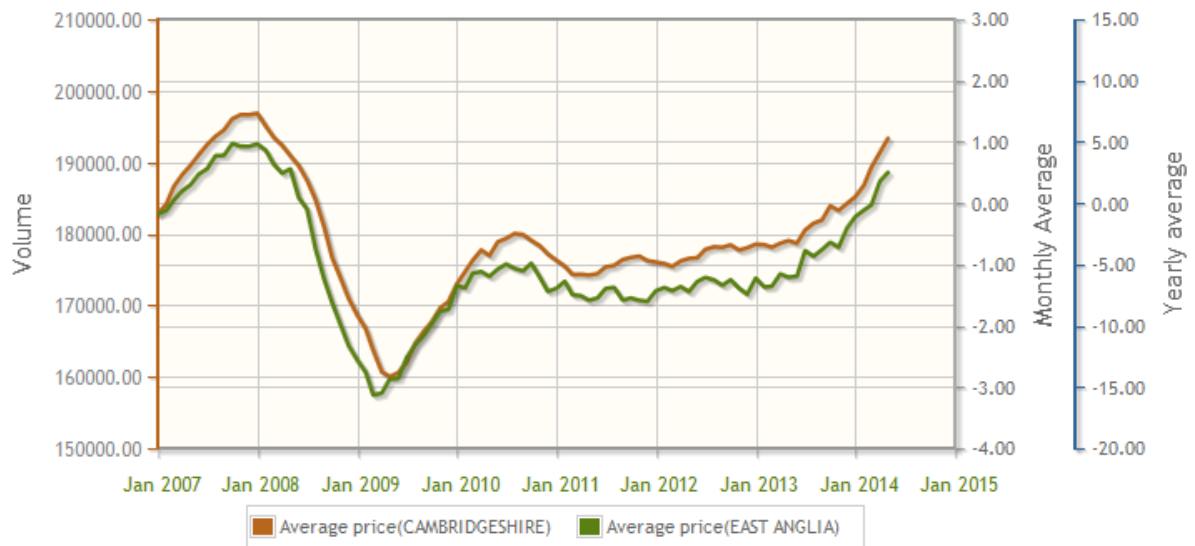
For the East overall:

- Annual change in average house prices 8.4% (positive)
- Monthly change in average house prices 0.7% (positive)
- Average price £188,580

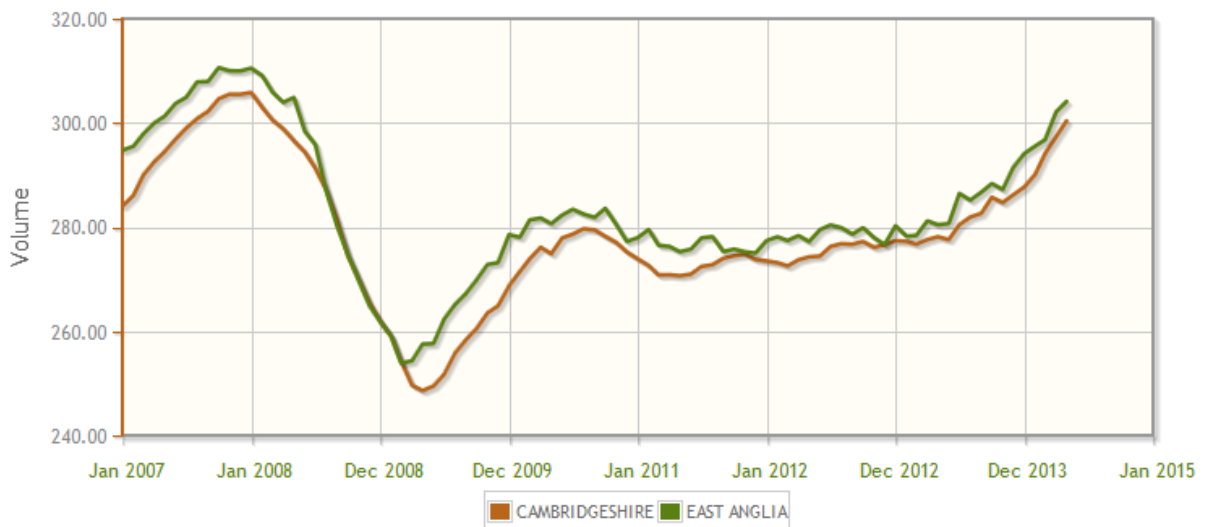
For Cambridgeshire overall:

- Annual change in average house prices 8% (positive)
- Monthly change in average house prices 1% (increase)
- Average price £193,346

## Average price



## House price index



Source: [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

Date	Index	Date	Index
	CAMBRIDGESHIRE		CAMBRIDGESHIRE
Jan-07	284.01	Oct-10	278.22
Feb-07	286.05	Nov-10	277.05
Mar-07	289.94	Dec-10	275.22
Apr-07	292.51	Jan-11	273.9
May-07	294.48	Feb-11	272.62
Jun-07	296.88	Mar-11	270.8
Jul-07	299	Apr-11	270.84
Aug-07	300.83	May-11	270.66
Sep-07	302.21	Jun-11	270.97
Oct-07	304.61	Jul-11	272.44
Nov-07	305.51	Aug-11	272.76
Dec-07	305.49	Sep-11	274.01
Jan-08	305.83	Oct-11	274.48
Feb-08	302.99	Nov-11	274.79
Mar-08	300.58	Dec-11	273.81
Apr-08	298.86	Jan-12	273.49
May-08	296.59	Feb-12	273.16
Jun-08	294.41	Mar-12	272.54
Jul-08	291.28	Apr-12	273.72
Aug-08	287.09	May-12	274.27
Sep-08	281.29	Jun-12	274.43
Oct-08	274.48	Jul-12	276.28
Nov-08	269.98	Aug-12	276.8
Dec-08	265.52	Sep-12	276.71
Jan-09	261.97	Oct-12	277.22
Feb-09	259	Nov-12	276.12
Mar-09	254.24	Dec-12	276.59
Apr-09	249.63	Jan-13	277.38
May-09	248.6	Feb-13	277.26
Jun-09	249.48	Mar-13	276.71
Jul-09	251.71	Apr-13	277.57
Aug-09	255.79	May-13	278.14
Sep-09	258.36	Jun-13	277.59
Oct-09	260.48	Jul-13	280.44
Nov-09	263.5	Aug-13	281.91
Dec-09	264.87	Sep-13	282.61
Jan-10	268.68	Oct-13	285.7
Feb-10	271.47	Nov-13	284.71
Mar-10	273.91	Dec-13	286.19
Apr-10	276.11	Jan-14	287.68

**Key:****Yellow = Market Peak****Blue = Market Trough****Green = Current position**



Date	Index	Date	Index
	CAMBRIDGESHIRE		CAMBRIDGESHIRE
May-10	274.9	Feb-14	290.11
Jun-10	277.91	Mar-14	294.12
Jul-10	278.62	Apr-14	297.3
Aug-10	279.69	May-14	300.39
Sep-10	279.46		

**Key:**

**Yellow = Market Peak**

**Blue = Market Trough**

**Green = Current position**

Source: [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

The above shows a 17.2% increase in values (as viewed through the Land Registry House Price Index) since the market trough in May 2009; with the index currently (latest available figures) 1.7% below the (Cambridgeshire) market peak in January 2008.

## Land Registry – Update September 2014

The **June 2014 Land Registry House Price Index Report** (released 29<sup>th</sup> August 2014) provided the following information, in summary, in terms of market trends:

- *The July data demonstrates a monthly price change of 1.7%.*
- *The annual price change now stands at 7.2 per cent, bringing the average house price in England and Wales to £175,653.*
- *The number of property transactions has increased over the last year. From February 2013 to May 2013 there was an average of 54,334 sales per month. In the same months a year later, the figure was 68,448.*

The June 2014 report stated: -

For England Wales overall:

- Annual change in average house prices 7.2% (positive)
- Monthly change in average house prices 1.7% (positive)
- Average price £175,653

For the East overall:

- Annual change in average house prices 8.3% (positive)
- Monthly change in average house prices 1.9% (positive)
- Average price £192,295

For Cambridgeshire overall:

- Annual change in average house prices 8.4% (positive)
- Monthly change in average house prices 0.7% (increase)
- Average price £195,526

## **Office for National Statistics (ONS) – House Price Index (May 2014)**

*NOTE: Previously published by the Department for Communities and Local Government (DCLG)*

The latest UK house price index statistics (mix-adjusted) produced by the Office for National Statistics (ONS) were released on 15<sup>th</sup> June 2014

The key points from the release were:

- UK house prices increased by 10.5% in the year to May 2014, up from 9.9% in the year to April 2014.
- House price annual inflation was 11.0% in England, 6.5% in Wales, 3.6% in Scotland and -0.7% in Northern Ireland.
- House prices are increasing strongly across most parts of the UK, with prices in London again showing the highest growth.
- Annual house price increases in England were driven by a record annual increase in London of 20.1% and to a lesser extent increases in the South East (9.6%) and the East (8.6%).
- Excluding London and the South East, UK house prices increased by 6.4% in the 12 months to May 2014.
- On a seasonally adjusted basis, average house prices increased by 0.8% between April and May 2014.
- In May 2014, prices paid by first-time buyers were 11.3% higher on average than in May 2013. For owner-occupiers (existing owners), prices increased by 10.1% for the same period.

## RICS Residential Market Report (June 2014)

Headline reads: *“Rotation away from the capital after strong performance”*

- *“Price momentum remains firm at the national level*
- *Buyer enquiries rise more modestly while new instructions to sell increase slightly*
- *London activity and expectations data softens”*

*“The June 2014 RICS Residential Market Survey shows that price momentum remains strong at the national level although activity indicators are pointing to some moderation in the positive trend. While the growth in demand continues to outpace supply, the overarching picture is a rather more balanced one this month. The balance of new instructions actually turned slightly positive for the first time in six months while new buyer enquiries recorded a more modest gain than previously.*

*The headline RICS price balance remained broadly unchanged over the month at 53 (compared with 56 in May) with prices rising in each of the twelve areas that we monitor. The South East and Northern Ireland experienced the strongest price gains for the second consecutive month while the rate of price growth in the London market appears to be easing. The London price balance recorded a value of 31 which, although still indicative of relatively solid growth, is the lowest reading since March 2013 and is now below the national average. Indeed, the three month price expectations net balance for London is now slightly negative, although at the twelve month time horizon the series remains in positive territory for all regions including the capital.*

*Anecdotal evidence suggests the tightening in mortgage underwriting standards resulting from the introduction of the Mortgage Market Review (MMR) is slowing the volume of transactions. Meanwhile, increased speculation regarding the timing and pace of interest rate rises, alongside heightened rhetoric from the Bank of England regarding the risks, is resulting in more buyer caution.*

*This may be at least partly responsible for the flatter trend in the RICS new buyer enquiries balance which at +8 stands at its lowest level since the beginning of 2013. The London market appears to have been particularly affected by the increased air of caution with buyer demand contracting for the second consecutive month in June; this does however follow fifteen successive monthly increases.*

*The slower trend in demand has also been reflected in the RICS newly agreed sales balance, which is showing the most subdued pace of increase since late 2012. Sales were nevertheless reported to be increasing or broadly stable in all areas but the London market. Moreover, sales expectations remain firm across all areas at both the three and twelve month horizons, with the headline balances coming in at 34 and 29 respectively.*

*Significantly, the lack of supply that has been exerting upward pressure on prices across the country is beginning to show some signs of easing, with the headline new instructions balance edging into positive territory at +3, the first increase this year. A much more mixed supply picture is now emerging across the country, with London seeing new instructions grow markedly this month, while in the East Midlands and East Anglia, supply continued to contract quite substantially.*

*In the rental market, tenant demand continued to increase at the same rate as the previous month while the number of new landlord instructions remained broadly unchanged. Rents at the headline level (England and Wales) are expected by respondents to grow on average by around 2.2% over the next 12 months.”*

The extracts below provide views from surveyors as to market conditions from the wider region (only) so far as were reported.

*“The talk of interest rate increases and the stricter conditions on mortgages is limiting demand.”* **Kings Lynn**

*“Demand still outstripping supply in all price ranges within Cambridge, although slight drop in demand in surrounding villages. Still strong demand from overseas investors for new build apartments.”* **Cambridge**

*“Town market is still very strong with good sales and prices being agreed. Outside town market is slower and pricing still key to getting house under offer.”* **Bury St Edmonds**

## **RICS Residential Market Report – Update August 2014**

Headline reads: *“Price momentum firm but demand moderates further”*

- *“Price momentum remains strong at the headline level*
- *Buyer enquiries edge down for the second consecutive month*
- *Mixed sales picture emerging across the UK”*

*“The August RICS Residential Market Survey shows that price momentum remains strong at the headline level. This is despite agreed sales falling the first time since September 2012 and the second consecutive decline in new buyer enquiries. The slightly softer demand picture is noticeable across the majority of the English regions, while in Scotland and Northern Ireland the demand picture remains firmer.*

*Anecdotal evidence suggests that growing speculation regarding the timing of the first Bank Rate rise and increased rhetoric from policymakers regarding potential risks in the housing market may have had an impact on buyer confidence.*

*The change in tone is also partly related to the Mortgage Market Review (MMR) recommendations introduced in April. Again, evidence from members suggests that the impact of the MMR may have been twofold; both restricting finance to certain potential buyers and leading to a lengthening in transaction completion times for others. Feedback suggests that relative to the beginning of the year, transaction times appear to have lengthened by around 2-4 weeks. While lender caution is reported to be the primary cause of these delays, shortages of conveyancers and other skilled staff are also cited as issues.*

*While buyer enquiries have dipped slightly in recent months, price momentum still remains firm at the national level with the headline RICS price balance recording a value of 40. East Anglia and Northern Ireland recorded the strongest price gains over the period while price momentum in the London market has continued to soften. Although the London price balance of 9 is still indicative of mild price growth, it represents by far the slowest growth of any area covered by the survey and demonstrates a significant turnaround from the beginning of the year when the vast majority of respondents in the capital were reporting rising prices. Headline three month price expectations moderated again in August and while confidence in continued price growth over the twelve month horizon is firmer, respondents have nonetheless decreased their expectations for growth to 2.3% from 2.5% previously.*

*While expectations for sales growth at both the three and twelve month horizons have moderated since the introduction of the MMR, both remain firmly positive. Indeed, it is unclear at this stage how much of this softening in activity is transitory and may be resolved as market participants adapt to the new lending rules.*

*In the rental market, tenant demand continued to grow steadily across most areas while new instructions to let again decreased very slightly. Anecdotal evidence suggests that rental stocks in some regions may be being depleted due to some 'accidental landlords' leaving the market. Against this backdrop, rents are expected to continue edging upwards in the near term and to grow by an average of 2.3% over the coming 12 months."*

*"The summer has seen less activity from buyers and a change in sentiment caused by negative press comment and the impact of Mortgage Market Review is being felt."* **Bury St Edmonds**

*"Busy market for August with sales up and buyer enquiries at a good level. Good feeling about autumn market."* **Bury St Edmonds**

## Residential Values Summary

Overall, for the purposes of this strategic overview of development viability for CIL, we decided to focus our appraisals around the following values range – represented by what we refer to as Values Levels 1 to 9 (1 being the lowest level trialled; 9 the highest).

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
1 Bed Flat	£67,500	£73,125	£78,750	£84,375	£90,000	£95,625	£101,250	£112,500	£123,750
2 Bed Flat	£90,000	£97,500	£105,000	£112,500	£120,000	£127,500	£135,000	£150,000	£165,000
2 Bed House	£112,500	£121,875	£131,250	£140,625	£150,000	£159,375	£168,750	£187,500	£206,250
3 Bed House	£142,500	£154,375	£166,250	£178,125	£190,000	£201,875	£213,750	£237,500	£261,250
4 Bed House	£187,500	£203,125	£218,750	£234,375	£250,000	£265,625	£281,250	£312,500	£343,750
<b>Value House (£/m2)</b>	<b>£1,500</b>	<b>£1,625</b>	<b>£1,750</b>	<b>£1,875</b>	<b>£2,000</b>	<b>£2,125</b>	<b>£2,250</b>	<b>£2,500</b>	<b>£2,750</b>

As in all areas, values are always mixed to some extent within particular localities and for particular sites.

The table above assumes the following dwelling gross internal floor areas (these are purely for the purpose of the above market dwelling price illustrations):

1-bed flat at 45 sq. m (484 sq. ft.)                      3-bed house at 95 sq. m (1032 sq. ft.)

2-bed flat at 60 sq. m (652 sq. ft.)                      4-bed house at 125 sq. m (1358 sq. ft.)

2-bed house at 75 sq. m (815 sq. ft.)

(Note: Sheltered / retirement market dwellings sizes – apartments adjusted to 55sq. m (1-beds) and 75 sq. m (2-beds) commensurate with advice from that sector and DSP's scheme specific viability review experience of such developments

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

Sources used:

- Egi (Estates Gazette Interactive) based on searches for (TBC) – EGi reporting extracts follow these sections – all detail not quoted here (Source: EGi – [www.egi.co.uk](http://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 – RICS market information; property advertised; web-based research
- Any available local soundings – indications / examples



## **Commercial Property Data sourced from the Valuation Office Agency (VOA) Rating List – Rental indications**

VOA research for the main development use types based on the main settlement areas, comprising the 4 Market Towns (March, Wisbech, Chatteris and Whittlesey) - as described in the Council's adopted Local Plan (May 2014) Policy LP3 - considered the most relevant to any potential significant new development and CIL context.

The following types of commercial property were researched, only on properties of >100m<sup>2</sup>:

- Shops / premises
- Offices
- Retail Warehousing
- Industrial Warehousing
- Supermarkets
- Convenience stores

*Note: Land values and 'other' commercial property types, such as hotels and care homes are considered within the main report text and Appendix I.*

## Shops and Premises

*Note: No available data for Whittlesey*

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
<b>March</b>					
24, BROAD STREET, MARCH, CAMBS, PE15 8TG	SHOP AND PREMISES	100.2	350	£21,500	£214.57
126, HIGH STREET, MARCH, CAMBS, PE15 9LP	SHOP AND PREMISES	102.7	100	£3,800	£37.00
10, ELWYN ROAD, MARCH, CAMBS, PE15 9BS	SHOP AND PREMISES	104.1	150	£4,350	£41.79
88, HIGH STREET, MARCH, CAMBS, PE15 9LD	SHOP AND PREMISES	104.53	120	£7,600	£72.71
2-3, FENLAND WALK, MARCH, CAMBS, PE15 8TW	SHOP AND PREMISES	105.3	200	£16,750	£159.07
14, STATION ROAD, MARCH, CAMBS, PE15 8LB	SHOP AND PREMISES	106.1	175	£11,250	£106.03
2, CITY ROAD, MARCH, CAMBS, PE15 9LS	SHOP AND PREMISES	106.57	150	£8,400	£78.82
33, HIGH STREET, MARCH, CAMBS, PE15 9JJ	SHOP AND PREMISES	110.1	250	£16,250	£147.59
73, HIGH STREET, MARCH, CAMBS, PE15 9LB	SHOP AND PREMISES	110.5	100	£2,125	£19.23
6, HIGH STREET, MARCH, CAMBS, PE15 9JE	SHOP AND PREMISES	112	300	£10,500	£93.75
CLARKS SHOE SHOP, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	112.4	410	£26,000	£231.32

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
174, STATION ROAD, MARCH, CAMBS, PE15 8NG	SHOP AND PREMISES	116.8	125	£4,800	£41.10
LLOYDS PHARMACY 24, ELWYN ROAD, MARCH, CAMBS, PE15 9BF	PHARMACY AND PREMISES	122.84	240	£24,250	£197.41
14, BROAD STREET, MARCH, CAMBS, PE15 8TG	SHOP AND PREMISES	125.67	350	£21,750	£173.07
30A, BROAD STREET, MARCH, CAMBS, PE15 8TG	SHOP AND PREMISES	127.9	350	£11,750	£91.87
36, NEWGATE STREET, DODDINGTON, MARCH, CAMBS, PE15 0SR	SHOP AND PREMISES	128.2	45	£5,100	£39.78
16A, HIGH STREET, MANEA, MARCH, CAMBS, PE15 0JA	SHOP AND PREMISES	132.96	110	£7,800	£58.66
9, HIGH STREET, MARCH, CAMBS, PE15 9JA	SHOP AND PREMISES	135.44	265	£20,500	£151.36
21A, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	136	550	£24,250	£178.31
13, NEW STREET, DODDINGTON, MARCH, CAMBS, PE15 0SP	SHOP AND PREMISES	136.39	80	£7,900	£57.92
137-139, NORWOOD ROAD, MARCH, CAMBS, PE15 8QQ	SHOP AND PREMISES	147.3	60	£7,100	£48.20
72, HIGH STREET, MARCH, CAMBS, PE15 9LD	SHOP AND PREMISES	156.4	120	£10,250	£65.54
45, HIGH STREET, MARCH, CAMBS, PE15 9JP	SHOP AND PREMISES	163.5	200	£13,250	£81.04

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
123, MAPLE GROVE, MARCH, CAMBS, PE15 8JP	SHOP AND PREMISES	169.4	90	£15,000	£88.55
24, MARYLEBONE ROAD, MARCH, CAMBS, PE15 8BG	SHOP AND PREMISES	173.9	130	£23,750	£136.57
41B, HIGH STREET, DODDINGTON, MARCH, CAMBS, PE15 0 <sup>TH</sup>	SHOP AND PREMISES	176.26	80	£5,900	£33.47
10, BROAD STREET, MARCH, CAMBS, PE15 8TG	SHOP AND PREMISES	178.6	350	£18,750	£104.98
11, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	180.8	550	£31,750	£175.61
3, HIGH STREET, MARCH, CAMBS, PE15 9JA	SHOP AND PREMISES	191.3	275	£13,500	£70.57
8, BROAD STREET, MARCH, CAMBS, PE15 8TG	SHOP AND PREMISES	199.4	350	£28,000	£140.42
29-31, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	211.9	275	£51,500	£243.04
117/119, HIGH STREET, MARCH, CAMBS, PE15 9LH	SHOP AND PREMISES	212	100	£13,250	£62.50
35, HIGH STREET, MARCH, CAMBS, PE15 9JJ	SHOP AND PREMISES	213.22	235	£13,750	£64.49
47-49, HIGH STREET, MARCH, CAMBS, PE15 9JJ	TREATMENT ROOMS AND PREMISES	221	200	£19,250	£87.10
15, STATION ROAD, MARCH, CAMBS, PE15 8LB	SHOP AND PREMISES	226	200	£26,250	£116.15
3-5, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	232.03	500	£37,750	£162.69

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
7-9, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	242.55	550	£52,500	£216.45
20, BROAD STREET, MARCH, CAMBS, PE15 8TG	SHOP AND PREMISES	242.8	350	£31,000	£127.68
37/39, HIGH STREET, MARCH, CAMBS, PE15 9JJ	SHOP AND PREMISES	259.66	230	£20,750	£79.91
33, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	262.98	500	£42,000	£159.71
6-8, DARTFORD ROAD, MARCH, CAMBS, PE15 8AQ	SHOP AND PREMISES	306.1	130	£13,250	£43.29
5, HIGH STREET, MARCH, CAMBS, PE15 9JA	SHOP AND PREMISES	308.26	275	£25,000	£81.10
12, BROAD STREET, MARCH, CAMBS, PE15 8TG	SHOP AND PREMISES	317.56	350	£19,750	£62.19
27, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	372.4	500	£44,250	£118.82
27, HIGH STREET, MARCH, CAMBS, PE15 9JA	SHOP AND PREMISES	423.4	265	£30,500	£72.04
CO-OP FOODSTORE 53, BADGENEY ROAD, MARCH, CAMBS, PE15 9AT	SHOP AND PREMISES	444.6	60	£24,750	£55.67
74, HIGH STREET, MARCH, CAMBS, PE15 9LD	SHOP AND PREMISES	461.9	120	£11,750	£25.44
17, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	517.82	550	£69,500	£134.22
13-15, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	542.65	550	£76,000	£140.05

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
53-57, HIGH STREET, MARCH, CAMBS, PE15 9JJ	SHOP AND PREMISES	834.9	130	£91,500	£109.59
21, BROAD STREET, MARCH, CAMBS, PE15 8TP	SHOP AND PREMISES	870.1	550	£68,500	£78.73
16-28, STATION ROAD, MARCH, CAMBS, PE15 8LB	SHOP AND PREMISES	1136.25	51.5	£60,000	£52.81
LIDL, DARTFORD ROAD, MARCH, CAMBS, PE15 8BB	SHOP AND PREMISES	1544.57	110	£169,000	£109.42
<b>Average:</b>		<b>273.2</b>	<b>253.0</b>	<b>£27,087</b>	<b>£105</b>
<b>Wisbech</b>					
7-8, LITTLE CHURCH STREET, WISBECH, CAMBS, PE13 1BG	SHOP AND PREMISES	100	165	£6,800	£68.00
3, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	100.6	310	£6,100	£60.64
22, LYNN ROAD, WISBECH, CAMBS, PE13 3DJ	CLUB AND PREMISES	101.38	175	£8,800	£86.80
5-6, HIGH STREET, WISBECH, CAMBS, PE13 1DB	SHOP AND PREMISES	101.4	250	£10,000	£98.62
12, NORFOLK STREET, WISBECH, CAMBS, PE13 2LD	SHOP AND PREMISES	101.74	140	£7,300	£71.75
88, NORFOLK STREET, WISBECH, CAMBS, PE13 2LF	SHOP AND PREMISES	102.7	125	£5,100	£49.66
8, DE HAVILLAND ROAD, WISBECH, CAMBS, PE13 3AN	SHOP AND PREMISES	104.9	200	£8,200	£78.17
CO-OP PHARMACY 25, ST AUGUSTINES ROAD, WISBECH, CAMBS, PE13 3AD	SHOP AND PREMISES	105.3	285	£30,000	£284.90

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 2A, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	106.2	540	£33,250	£313.09
41, NORWICH ROAD, WISBECH, CAMBS, PE13 3UG	SHOP AND PREMISES	106.6	125	£3,200	£30.02
11, CHURCH TERRACE, WISBECH, CAMBS, PE13 1BL	SHOP AND PREMISES	107	200	£12,000	£112.15
LEVERINGTON STORES, CHURCH END, LEVERINGTON, WISBECH, CAMBS, PE13 5DE	SHOP AND PREMISES	107.94	70	£6,600	£61.15
6, NORTH STREET, WISBECH, CAMBS, PE13 1NP	SHOP AND PREMISES	108	80	£3,850	£35.65
PHARMACY 242, MAIN ROAD, PARSON DROVE, WISBECH, CAMBS, PE13 4LF	PHARMACY AND PREMISES	108.53	200	£20,000	£184.28
UNIT 3, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	108.8	540	£38,250	£351.56
9, UNION STREET, WISBECH, CAMBS, PE13 1DJ	SHOP AND PREMISES	109.04	195	£7,700	£70.62
34-34A, HILL STREET, WISBECH, CAMBS, PE13 1BD	SHOP AND PREMISES	109.1	200	£8,200	£75.16
2, QUAKER LANE, WISBECH, CAMBS, PE13 2JQ	SHOP AND PREMISES	109.5	105	£8,000	£73.06
107, NORFOLK STREET, WISBECH, CAMBS, PE13 2LD	SHOP AND PREMISES	113.96	140	£5,200	£45.63
14-18, HILL STREET, WISBECH, CAMBS, PE13 1BA	SHOP AND PREMISES	117.5	150	£7,600	£64.68

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
17, WALTON ROAD, WISBECH, CAMBS, PE13 3EN	SHOP AND PREMISES	118.1	100	£7,300	£61.81
93, HARECROFT ROAD, WISBECH, CAMBS, PE13 1RL	SHOP AND PREMISES	119.6	100	£5,000	£41.81
UNIT 8, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	120.1	540	£26,250	£218.57
32, MARKET PLACE, WISBECH, CAMBS, PE13 1DP	SHOP AND PREMISES	123.3	425	£14,000	£113.54
78, NORWICH ROAD, WISBECH, CAMBS, PE13 2AT	SHOP AND PREMISES	124.2	110	£4,300	£34.62
8, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	124.26	310	£13,000	£104.62
50, MARKET PLACE, WISBECH, CAMBS, PE13 1DP	SHOP AND PREMISES	125.1	340	£7,900	£63.15
10, NORFOLK STREET, WISBECH, CAMBS, PE13 2LD	SHOP AND PREMISES	126.65	140	£7,500	£59.22
71-73, TINKERS DROVE, WISBECH, CAMBS, PE13 3PQ	SHOP AND PREMISES	128.1	100	£5,900	£46.06
12, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	132.27	400	£23,500	£177.67
13, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	132.8	400	£27,000	£203.31
140, ELM ROAD, WISBECH, CAMBS, PE13 2SG	SHOP AND PREMISES	133.33	105	£5,500	£41.25
21/23, HILL STREET, WISBECH, CAMBS, PE13 1BA	SHOP AND PREMISES	133.4	150	£8,500	£63.72



Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
11, NENE QUAY, WISBECH, CAMBS, PE13 1AQ	BOXING CLUB AND PREMISES	133.5	185	£14,500	£108.61
UNIT 19, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	137.4	540	£56,500	£411.21
WOOLCROFT, MAYS LANE, LEVERINGTON, WISBECH, CAMBS, PE13 5BU	SHOP AND PREMISES	139.97	50	£8,100	£57.87
4, HILL STREET, WISBECH, CAMBS, PE13 1BA	SHOP AND PREMISES	141.6	150	£9,100	£64.27
13, CHURCH TERRACE, WISBECH, CAMBS, PE13 1BL	SHOP AND PREMISES	143.6	200	£8,700	£60.58
108A, NORFOLK STREET, WISBECH, CAMBS, PE13 2LD	SHOP AND PREMISES	144.4	140	£5,400	£37.40
74-74A, NORWICH ROAD, WISBECH, CAMBS, PE13 2AP	SHOP AND PREMISES	145.8	110	£10,250	£70.30
5, CHURCH TERRACE, WISBECH, CAMBS, PE13 1BJ	SHOP AND PREMISES	145.91	225	£13,250	£90.81
31, NORWICH ROAD, WISBECH, CAMBS, PE13 2AD	SHOP AND PREMISES	146	125	£5,300	£36.30
22, HIGH STREET, WISBECH, CAMBS, PE13 1DE	SHOP AND PREMISES	146.2	225	£8,300	£56.77
4/5, FALCON ROAD, WISBECH, CAMBS, PE13 1AU	SHOP AND PREMISES	146.24	160	£17,000	£116.25
14, MARKET PLACE, WISBECH, CAMBS, PE13 1DY	SHOP AND PREMISES	150.4	425	£19,250	£127.99
13A, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	155.11	400	£23,750	£153.12

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 4, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	160.6	540	£36,000	£224.16
LEISURE LAND, CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG	SHOP AND PREMISES	160.7	140	£8,800	£54.76
23, HIGH STREET, WISBECH, CAMBS, PE13 1DE	SHOP AND PREMISES	160.7	225	£8,500	£52.89
3, ORANGE GROVE, WISBECH, CAMBS, PE13 2LJ	SHOP AND PREMISES	162.66	210	£22,500	£138.33
UNIT 5, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	162.81	540	£37,250	£228.79
UNIT 11, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	169.1	540	£59,000	£348.91
5, MARKET STREET, WISBECH, CAMBS, PE13 1EX	SHOP AND PREMISES	169.5	150	£6,000	£35.40
27, MARKET PLACE, WISBECH, CAMBS, PE13 1DG	SHOP AND PREMISES	171	350	£22,500	£131.58
4, HIGH STREET, WISBECH, CAMBS, PE13 1DB	SHOP AND PREMISES	172.96	250	£12,000	£69.38
18, NORFOLK STREET, WISBECH, CAMBS, PE13 2LF	SHOP AND PREMISES	173.4	140	£6,700	£38.64
UNIT 6A, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	173.67	585	£31,500	£181.38
GAGEN, HIGH ROAD, GOREFIELD, WISBECH, CAMBS, PE13 4ND	SHOP AND PREMISES	175.2	80	£6,300	£35.96
38, MARKET PLACE, WISBECH, CAMBS, PE13 1DP	SHOP AND PREMISES	175.6	425	£21,750	£123.86

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
9, YORK ROW, WISBECH, CAMBS, PE13 1EB	SHOP AND PREMISES	181.1	250	£12,250	£67.64
14-16, BLACKFRIARS ROAD, WISBECH, CAMBS, PE13 1AT	SHOP AND PREMISES	181.53	165	£10,750	£59.22
UNIT 6-7, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	182.4	540	£60,000	£328.95
10, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	183.2	400	£19,000	£103.71
50, HILL STREET, WISBECH, CAMBS, PE13 1BD	SHOP AND PREMISES	183.6	175	£17,750	£96.68
25, HILL STREET, WISBECH, CAMBS, PE13 1BA	SHOP AND PREMISES	183.8	150	£7,700	£41.89
2, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	187.9	275	£16,000	£85.15
RAY'S GENERAL STORES, HIGH ROAD, WISBECH ST MARY, WISBECH, CAMBS, PE13 4RA	SHOP AND PREMISES	188.5	40	£2,700	£14.32
10, UNION STREET, WISBECH, CAMBS, PE13 1DJ	SHOP AND PREMISES	189.1	195	£12,500	£66.10
25-27, KIRKGATE STREET, WISBECH, CAMBS, PE13 3QR	SHOP AND PREMISES	190.9	175	£24,750	£129.65
6, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	194.4	275	£13,000	£66.87
CHESTNUT HOUSE, HIGH ROAD, WISBECH ST MARY, WISBECH, CAMBS, PE13 4RQ	SHOP AND PREMISES	194.5	90	£10,750	£55.27

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
98, NORFOLK STREET, WISBECH, CAMBS, PE13 2LD	SHOP AND PREMISES	200.1	140	£7,800	£38.98
15, CHAPEL ROAD, WISBECH, CAMBS, PE13 2LT	SHOP AND PREMISES	203.6	110	£7,900	£38.80
27, HIGH STREET, WISBECH, CAMBS, PE13 1DE	SHOP AND PREMISES	205.4	250	£26,750	£130.23
20-26, HILL STREET, WISBECH, CAMBS, PE13 1BA	SHOP AND PREMISES	206.93	150	£15,000	£72.49
1-2, NORFOLK STREET, WISBECH, CAMBS, PE13 2LD	SHOP AND PREMISES	212.5	140	£10,250	£48.24
16, CHURCH TERRACE, WISBECH, CAMBS, PE13 1BL	SHOP AND PREMISES	213.69	200	£19,250	£90.08
UNIT 2, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	214.5	540	£65,000	£303.03
54, HILL STREET, WISBECH, CAMBS, PE13 1BD	SHOP AND PREMISES	216.8	230	£18,250	£84.18
28, HIGH STREET, WISBECH, CAMBS, PE13 1DE	SHOP AND PREMISES	223.7	250	£16,250	£72.64
5, KIRKGATE STREET, WISBECH, CAMBS, PE13 3QR	SHOP AND PREMISES	224.85	135	£31,750	£141.21
THE COFFEE TREE XPERIENCE, THORNEY ROAD, GUYHIRN, WISBECH, CAMBS, PE13 4AA	SHOP AND PREMISES	227.98	75	£11,750	£51.54
ALMOND YARD ADJ 37, OLD LYNN ROAD, WISBECH, CAMBS, PE14 7AJ	SHOP AND PREMISES	229.6	40	£5,100	£22.21

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
22, NORTH END, WISBECH, CAMBS, PE13 1PE	SHOP AND PREMISES	237.32	150	£17,500	£73.74
21, HIGH STREET, WISBECH, CAMBS, PE13 1DE	SHOP AND PREMISES	237.6	225	£14,500	£61.03
4, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	245.04	310	£16,250	£66.32
2-3, HIGH STREET, WISBECH, CAMBS, PE13 1DB	SHOP AND PREMISES	249.4	325	£28,000	£112.27
12, UNION STREET, WISBECH, CAMBS, PE13 1DJ	SHOP AND PREMISES	252.9	195	£11,750	£46.46
11, HIGH STREET, WISBECH, CAMBS, PE13 1DB	SHOP AND PREMISES	269	225	£14,250	£52.97
9, MARKET PLACE, WISBECH, CAMBS, PE13 1DT	SHOP AND PREMISES	300.9	310	£21,750	£72.28
11, UNION STREET, WISBECH, CAMBS, PE13 1DJ	SHOP AND PREMISES	306.72	195	£12,500	£40.75
51, WEST STREET, WISBECH, CAMBS, PE13 2LY	SHOP AND PREMISES	317.45	110	£9,600	£30.24
7-8, HIGH STREET, WISBECH, CAMBS, PE13 1DB	SHOP AND PREMISES	352.1	250	£23,250	£66.03
25, HIGH STREET, WISBECH, CAMBS, PE13 1DE	SHOP AND PREMISES	388.3	250	£27,500	£70.82
UNIT 1, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	411.7	540	£73,500	£178.53
48-49, MARKET PLACE, WISBECH, CAMBS, PE13 1DP	SHOP AND PREMISES	412.38	325	£34,000	£82.45

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
19, HIGH STREET, WISBECH, CAMBS, PE13 1DE	SHOP AND PREMISES	445.5	225	£19,750	£44.33
7, YORK ROW, WISBECH, CAMBS, PE13 1EB	SHOP AND PREMISES	455.87	220	£18,000	£39.48
37, MARKET PLACE, WISBECH, CAMBS, PE13 1DP	SHOP AND PREMISES	457.1	425	£43,500	£95.17
UNITS 12 13 & 14, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	502.2	540	£98,500	£196.14
6-8, BRIDGE STREET, WISBECH, CAMBS, PE13 1AF	SHOP AND PREMISES	509.61	175	£27,250	£53.47
UNIT 15, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	629	540	£93,500	£148.65
20, ST AUGUSTINES ROAD, WISBECH, CAMBS, PE13 3AH	SHOP AND PREMISES	657.4	38.5	£18,500	£28.14
ARGOS, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	754.9	540	£104,000	£137.77
UNIT 9-10, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	SHOP AND PREMISES	820.43	540	£98,000	£119.45
9-10, HIGH STREET, WISBECH, CAMBS, PE13 1DB	SHOP AND PREMISES	904.36	250	£31,250	£34.55
LIDL UK GMBH, CROMWELL ROAD, WISBECH, CAMBS, PE14 ORG	SHOP AND PREMISES	1375.75	120	£165,000	£119.93
15-17, MARKET PLACE, WISBECH, CAMBS, PE13 1DY	SHOP AND PREMISES	1385.4	70	£69,500	£50.17

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
ALDI STORES LTD, SANDYLANDS STREET, WISBECH, CAMBS, PE13 1NX	SHOP AND PREMISES	1443.3	120	£173,000	£119.86
19-22, MARKET PLACE, WISBECH, CAMBS, PE13 1DY	SHOP AND PREMISES	1635.1	70	£89,000	£54.43
PETERBOROUGH CO-OP, CHURCH TERRACE, WISBECH, CAMBS, PE13 1BQ	SHOP AND PREMISES	3000	33.35	£100,000	£33.33
<b>Average:</b>		<b>284.8</b>	<b>241.7</b>	<b>£24,913</b>	<b>£99</b>
<b>Chatteris</b>					
18, PARK STREET, CHATTERIS, CAMBS, PE16 6AF	SHOP AND PREMISES	101.6	100	£3,850	£37.89
72, HIGH STREET, CHATTERIS, CAMBS, PE16 6NN	SHOP AND PREMISES	105.2	150	£5,700	£54.18
64A, LONDON ROAD, CHATTERIS, CAMBS, PE16 6LS	SHOP AND PREMISES	110.8	90	£4,600	£41.52
3, WEST PARK STREET, CHATTERIS, CAMBS, PE16 6AH	SHOP AND PREMISES	111.3	90	£6,400	£57.50
36, HIGH STREET, CHATTERIS, CAMBS, PE16 6BG	SHOP AND PREMISES	116.8	195	£11,500	£98.46
1, WEST PARK STREET, CHATTERIS, CAMBS, PE16 6AH	SHOP AND PREMISES	118.9	90	£4,800	£40.37
7, PARK STREET, CHATTERIS, CAMBS, PE16 6AB	SHOP AND PREMISES	124.11	100	£6,200	£49.96
22-24, HIGH STREET, CHATTERIS, CAMBS, PE16 6BG	SHOP AND PREMISES	155.8	195	£14,000	£89.86
51, HIGH STREET, CHATTERIS, CAMBS, PE16 6BH	SHOP AND PREMISES	631.3	150	£74,500	£118.01

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
THE CO-OPERATIVE GROUP LTD, BRIDGE STREET, CHATTERIS, CAMBS, PE16 6RN	SHOP AND PREMISES	2270.6	130	£290,000	£127.72
<b>Average:</b>		<b>384.6</b>	<b>129.0</b>	<b>£42,155</b>	<b>£72</b>

## Offices and Premises

*Note: No available data for Whittlesey*

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
<b>March</b>					
QUALITEX COURT, ELM ROAD, MARCH, CAMBS, PE15 8PS	OFFICES AND PREMISES	102.7	50	£5,100	£49.66
UNIT C1 AT MARCH ENTERPRISE PARK 33, THORBY AVENUE, MARCH, CAMBS, PE15 0AZ	OFFICES AND PREMISES	105.69	50	£5,500	£52.04
MJS CONSTRUCTION LTD 32, HOSTMOOR AVENUE, MARCH, CAMBS, PE15 0ET	OFFICES AND PREMISES	107.7	50	£5,300	£49.21
10A, ELWYN ROAD, MARCH, CAMBS, PE15 9BS	OFFICES AND PREMISES	111.7	50	£5,100	£45.66
INTER CARE RESIDENTIAL LTD BROAD OAKS 30, GAUL ROAD, MARCH, CAMBS, PE15 9RQ	DAY CENTRE, OFFICE AND PREMISES (PART EXEMPT)	114.4	50	£2,100	£18.36



Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
GND FLR AT 3-4, STATION APPROACH, STATION ROAD, MARCH, CAMBS, PE15 8SJ	OFFICES AND PREMISES	116.2	50	£5,800	£49.91
2, STATION APPROACH, STATION ROAD, MARCH, CAMBS, PE15 8SJ	OFFICES AND PREMISES	118.8	50	£5,900	£49.66
15, DARTFORD ROAD, MARCH, CAMBS, PE15 8LA	OFFICES AND PREMISES	120.5	50	£5,900	£48.96
AUDMOOR HOUSE 93, HIGH STREET, MARCH, CAMBS, PE15 9LH	OFFICES AND PREMISES	121.3	50	£5,900	£48.64
5, QUEENS STREET CLOSE, MARCH, CAMBS, PE15 8SP	OFFICES AND PREMISES	123.1	50	£5,900	£47.93
85D, HIGH STREET, MARCH, CAMBS, PE15 9LB	OFFICES AND PREMISES	123.46	50	£6,100	£49.41
1, GORDON AVENUE, MARCH, CAMBS, PE15 8AJ	OFFICES AND PREMISES	123.7	50	£5,500	£44.46
23, DARTFORD ROAD, MARCH, CAMBS, PE15 8AN	OFFICES AND PREMISES	129.1	50	£6,400	£49.57
9/11 MARCH BUSINESS CENTRE, DARTFORD ROAD, MARCH, CAMBS, PE15 8BB	OFFICES AND PREMISES	148.4	50	£7,400	£49.87
PT GND & 1 <sup>ST</sup> FLR 25, QUEENS STREET, MARCH, CAMBS, PE15 8SN	OFFICES AND PREMISES	153.51	50	£7,600	£49.51
62, HIGH STREET, MARCH, CAMBS, PE15 9LD	OFFICES AND PREMISES	157.9	50	£6,600	£41.80
GND FLR 34, HIGH STREET, MARCH, CAMBS, PE15 9JR	OFFICES AND PREMISES	160.9	200	£18,250	£113.42

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
7, MELBOURNE AVENUE, MARCH, CAMBS, PE15 0EN	OFFICES AND PREMISES	172.7	50	£8,500	£49.22
1 <sup>ST</sup> FLR 53-57, HIGH STREET, MARCH, CAMBS, PE15 9JJ	OFFICES AND PREMISES	178.9	50	£8,900	£49.75
5, MARTIN AVENUE, MARCH, CAMBS, PE15 0AY	OFFICES AND PREMISES	186.4	50	£11,500	£61.70
24, HIGH STREET, MARCH, CAMBS, PE15 9JR	OFFICES AND PREMISES	190.4	50	£8,800	£46.22
10, MARKET PLACE, MARCH, CAMBS, PE15 9JF	OFFICES AND PREMISES	219.8	50	£10,750	£48.91
6-8, DARTFORD ROAD, MARCH, CAMBS, PE15 8AQ	OFFICES AND PREMISES	219.9	50	£11,250	£51.16
MARCH BUSINESS CENTRE, DARTFORD ROAD, MARCH, CAMBS, PE15 8BB	LIBRARY AND PREMISES	252.4	50	£12,500	£49.52
ROI DIGITAL LTD 15B, HOSTMOOR AVENUE, MARCH, CAMBS, PE15 0AX	OFFICES AND PREMISES	268.5	50	£14,000	£52.14
MARWICK HOUSE, STATION ROAD, MARCH, CAMBS, PE15 8XA	OFFICES AND PREMISES	295.8	50	£14,750	£49.86
MIDDLE LEVEL COMMISSIONERS, DARTFORD ROAD, MARCH, CAMBS, PE15 8AF	OFFICES AND PREMISES	334.7	50	£16,000	£47.80
1 MARCH BUSINESS CENTRE, DARTFORD ROAD, MARCH, CAMBS, PE15 8BB	OFFICES AND PREMISES	360.6	50	£17,750	£49.22

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
MJS CONSTRUCTION (MARCH) LTD MJS HOUSE 425, WISBECH ROAD, MARCH, CAMBS, PE15 0BA	OFFICES AND PREMISES	384.27	35	£21,500	£55.95
23, HOSTMOOR AVENUE, MARCH, CAMBS, PE15 0AZ	OFFICES, STORES AND PREMISES	1009.2	50	£49,250	£48.80
MIDDLE LEVEL COMMISSIONERS AT 85, WHITTLESEY ROAD, MARCH, CAMBS, PE15 0AH	OFFICES AND PREMISES	1167.29	50	£49,500	£42.41
HEREWARD HALL, COUNTY ROAD, MARCH, CAMBS, PE15 8NE	OFFICES AND PREMISES	1330.2	50	£58,000	£43.60
<b>Average:</b>		<b>272.2</b>	<b>54.2</b>	<b>£13,228</b>	<b>£50</b>
<b>Wisbech</b>					
OFFICES 7-11, THE BOAT HOUSE, HARBOUR SQUARE, WISBECH, CAMBS, PE13 3BH	OFFICES AND PREMISES	100.8	115	£12,000	£119.05
52, HILL STREET, WISBECH, CAMBS, PE13 1BD	OFFICES AND PREMISES	103.59	77.23	£5,300	£51.16
30, HIGH STREET, WISBECH, CAMBS, PE13 1DE	OFFICES AND PREMISES	104.24	250	£9,800	£94.01
SUITE 5 EXCHANGE TOWER, POST OFFICE LANE, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	106.45	75.15	£8,000	£75.15
4, SOUTH BRINK, WISBECH, CAMBS, PE13 1JA	OFFICES AND PREMISES	107.7	175	£6,800	£63.14
UPPER FLOORS AT 1, HIGH STREET, WISBECH, CAMBS, PE13 1DB	OFFICES AND PREMISES	108.9	73.46	£6,100	£56.01

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
SUITE 9 EXCHANGE TOWER, POST OFFICE LANE, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	109.5	73.06	£8,300	£75.80
SUITE 7 EXCHANGE TOWER, POST OFFICE LANE, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	109.7	72.93	£8,400	£76.57
CAFE AT, THE BOAT HOUSE, HARBOUR SQUARE, WISBECH, CAMBS, PE13 3BH	CAFE AND PREMISES	110.73	115	£13,250	£119.66
31, OLD MARKET, WISBECH, CAMBS, PE13 1NB	OFFICES AND PREMISES	112.1	71.36	£7,100	£63.34
9-10, BRIDGE STREET, WISBECH, CAMBS, PE13 1AE	OFFICES AND PREMISES	112.96	185	£10,750	£95.17
SUITE 6 EXCHANGE TOWER, POST OFFICE LANE, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	113.2	70.67	£8,300	£73.32
33A, ALEXANDRA ROAD, WISBECH, CAMBS, PE13 1HQ	OFFICES AND PREMISES	113.4	70.55	£7,500	£66.14
2 <sup>ND</sup> & 3 <sup>RD</sup> FLRS UNIT 20, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	OFFICES AND PREMISES	115.19	69.45	£6,400	£55.56
6, SOUTH BRINK, WISBECH, CAMBS, PE13 1JA	OFFICES AND PREMISES	116.3	68.79	£7,100	£61.05
SUITE 11 EXCHANGE TOWER, POST OFFICE LANE, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	119.1	67.17	£8,400	£70.53
LEIGHTON & CO. 40, ALEXANDRA ROAD, WISBECH, CAMBS, PE13 1HQ	OFFICES AND PREMISES	123.8	64.62	£8,000	£64.62

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
8, THE CRESCENT, WISBECH, CAMBS, PE13 1EN	OFFICES AND PREMISES	126.4	65	£6,500	£51.42
THE COACH HOUSE GOOSE TREE FARM, GOOSE TREE ESTATE, RINGS END GUYHIRN, WISBECH, CAMBS, PE13 4DE	OFFICES AND PREMISES	126.8	50	£7,100	£55.99
8/9, CHURCH MEWS, WISBECH, CAMBS, PE13 1HL	OFFICES AND PREMISES	132.2	100	£13,000	£98.34
UNIT 6 DNSO AT EVOLUTION BUSINESS CENTRE 31, ALGOES WAY, WISBECH, CAMBS, PE13 2TQ	OFFICES AND PREMISES	133.74	51.98	£7,500	£56.08
1, CASTLE MEWS, WISBECH, CAMBS, PE13 1HD	OFFICES AND PREMISES	138.9	65	£8,800	£63.35
22, ST AUGUSTINES ROAD, WISBECH, CAMBS, PE13 3AH	OFFICES AND PREMISES	139.86	65	£7,700	£55.06
30, OLD MARKET, WISBECH, CAMBS, PE13 1NB	OFFICES AND PREMISES	140.5	65	£7,500	£53.38
AGENORIA HOUSE, ST AUGUSTINES ROAD, WISBECH, CAMBS, PE13 3AD	OFFICES AND PREMISES	145.8	65	£7,100	£48.70
UNIT 3 DNSO AT EVOLUTION BUSINESS CENTRE 31, ALGOES WAY, WISBECH, CAMBS, PE13 2TQ	OFFICES AND PREMISES	155.68	48.18	£8,100	£52.03
FENLAND HOUSE, CATTLE MARKET CHASE, WISBECH, CAMBS, PE13 1RD	OFFICES AND PREMISES	162.06	65	£10,500	£64.79

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
16, NORTH STREET, WISBECH, CAMBS, PE13 1NP	OFFICES AND PREMISES	172.22	65	£11,000	£63.87
UNITS 4/5 EVERGREEN VENTURE PARK, BARTON ROAD, WISBECH, CAMBS, PE13 4TP	OFFICES AND PREMISES	181.52	65	£11,750	£64.73
2, THE CRESCENT, WISBECH, CAMBS, PE13 1EH	OFFICES AND PREMISES	183.8	65	£9,200	£50.05
20A, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	OFFICES AND PREMISES	184.6	65	£9,600	£52.00
3, YORK ROW, WISBECH, CAMBS, PE13 1EB	OFFICES AND PREMISES	188.6	65	£9,300	£49.31
7, OLD MARKET, WISBECH, CAMBS, PE13 1NJ	OFFICES AND PREMISES	196.5	200	£10,000	£50.89
5, BRIDGE STREET, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	198.2	65	£11,500	£58.02
11/15, CHURCH MEWS, WISBECH, CAMBS, PE13 1HL	OFFICES AND PREMISES	199.4	100	£19,750	£99.05
DOCK COTTAGE 11, CRAB MARSH, WISBECH, CAMBS, PE13 3JG	OFFICES AND PREMISES	204.18	24.49	£5,800	£28.41
1/3, SOUTH BRINK, WISBECH, CAMBS, PE13 1JA	OFFICES AND PREMISES	212.8	65	£10,250	£48.17
4, BRIDGE STREET, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	238.1	200	£8,600	£36.12
WISBECH ROADWAYS LTD, LEVERINGTON ROAD, WISBECH, CAMBS, PE13 1PL	OFFICES AND PREMISES	241.64	65	£15,500	£64.15

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
8, YORK ROW, WISBECH, CAMBS, PE13 1EB	OFFICES AND PREMISES	258.86	65	£14,250	£55.05
MARINE SERVICES, THE BOAT HOUSE, HARBOUR SQUARE, WISBECH, CAMBS, PE13 3BH	OFFICES AND PREMISES	260.86	115	£31,250	£119.80
4-6, STERMYN STREET, WISBECH, CAMBS, PE13 1EQ	OFFICES AND PREMISES	262.4	65	£16,750	£63.83
1, EUROPA SQUARE, EUROPA WAY, WISBECH, CAMBS, PE13 2UR	OFFICES AND PREMISES	266.64	40	£13,750	£51.57
26, MARKET PLACE, WISBECH, CAMBS, PE13 1DQ	OFFICES AND PREMISES	268.5	350	£28,750	£107.08
VENTURE HOUSE 80, BOLENESS ROAD, WISBECH, CAMBS, PE13 2XQ	OFFICES AND PREMISES	280.4	65	£19,000	£67.76
SESSION HOUSE, SOMERS ROAD, WISBECH, CAMBS, PE13 1JF	OFFICES AND PREMISES	307.2	65	£17,000	£55.34
MONICA HOUSE, ST AUGUSTINES ROAD, WISBECH, CAMBS, PE13 3AD	OFFICES AND PREMISES	328.8	65	£19,500	£59.31
33, ALEXANDRA ROAD, WISBECH, CAMBS, PE13 1HQ	OFFICES AND PREMISES	334.5	65	£13,750	£41.11
9-10, THE CRESCENT, WISBECH, CAMBS, PE13 1EH	OFFICES AND PREMISES	350.14	65	£15,750	£44.98
1-2, MUSEUM SQUARE, WISBECH, CAMBS, PE13 1ES	OFFICES AND PREMISES	354.9	65	£16,000	£45.08

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
FENLAND PRIMARY CARE TRUST AT FENLAND VIEW, ALEXANDRA ROAD, WISBECH, CAMBS, PE13 1HQ	OFFICES AND PREMISES	356.3	65	£24,250	£68.06
22, ENTERPRISE WAY, WISBECH, CAMBS, PE14 0EX	OFFICES AND PREMISES	371.2	65	£25,000	£67.35
1, HILL STREET, WISBECH, CAMBS, PE13 1BA	OFFICES AND PREMISES	381.1	65	£24,500	£64.29
5-6, YORK ROW, WISBECH, CAMBS, PE13 1EB	OFFICES AND PREMISES	388.9	65	£18,000	£46.28
GND FLR 2-3, BRIDGE STREET, WISBECH, CAMBS, PE13 1AF	OFFICES AND PREMISES	400.46	250	£31,250	£78.04
FDC, THE BOAT HOUSE, HARBOUR SQUARE, WISBECH, CAMBS, PE13 3BH	OFFICES AND PREMISES	405.25	115	£48,750	£120.30
ENTERPRISE HOUSE, OLDFIELD LANE, WISBECH, CAMBS, PE13 2RJ	OFFICES AND PREMISES	428.64	65	£19,250	£44.91
12-13, THE CRESCENT, WISBECH, CAMBS, PE13 1EH	OFFICES AND PREMISES	487.9	65	£23,750	£48.68
INSPIRATION HOUSE, CHURCH TERRACE, WISBECH, CAMBS, PE13 1BW	OFFICES AND PREMISES	519.2	65	£31,000	£59.71
CAMBS SOCIAL SERVICES DEPT 100, CHURCHILL ROAD, WISBECH, CAMBS, PE13 2DN	OFFICES AND PREMISES	524.5	65	£34,000	£64.82
15, SOUTH BRINK, WISBECH, CAMBS, PE13 1JL	OFFICES AND PREMISES	528.2	65	£24,000	£45.44



Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
27-29, OLD MARKET, WISBECH, CAMBS, PE13 1NB	OFFICES AND PREMISES	589	65	£28,000	£47.54
12, OLD MARKET, WISBECH, CAMBS, PE13 1NN	OFFICES AND PREMISES	670.66	65	£39,000	£58.15
1-2, YORK ROW, WISBECH, CAMBS, PE13 1EA	OFFICES AND PREMISES	680.6	65	£30,000	£44.08
ALBION HOUSE, HORSEFAIR, WISBECH, CAMBS, PE13 1AR	OFFICES AND PREMISES	831.3	65	£51,500	£61.95
53, SOUTH BRINK, WISBECH, CAMBS, PE14 ORQ	OFFICES AND PREMISES	1069.3	65	£59,000	£55.18
FRONT OFFICES PINNACLE HOUSE, NENE PARADE, WISBECH, CAMBS, PE13 3BY	OFFICES AND PREMISES	1211.04	27.5	£37,750	£31.17
AWDRY HOUSE, RAMNOTH ROAD, WISBECH, CAMBS, PE13 2JE	OFFICES AND PREMISES	1390.31	65	£90,500	£65.09
CLIFFORD F CROSS WISBECH, CATTLE MARKET CHASE, WISBECH, CAMBS, PE13 1RD	OFFICES AND PREMISES	1659.41	27.5	£27,750	£16.72
<b>Average:</b>		<b>316.8</b>	<b>84.0</b>	<b>£17,834</b>	<b>£63</b>
<b>Chatteris</b>					
OFFICE U18, SOUTH FENS BUSINESS CENTRE, FENTON WAY, CHATTERIS, CAMBS, PE16 6TT	OFFICE	107.3	100	£10,500	£97.86
OFFICE U19, SOUTH FENS BUSINESS CENTRE, FENTON WAY, CHATTERIS, CAMBS, PE16 6US	OFFICE	107.3	100	£10,500	£97.86

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
100, HIGH STREET, CHATTERIS, CAMBS, PE16 6NN	OFFICES AND PREMISES	113.2	50	£5,600	£49.47
2, PARK STREET, CHATTERIS, CAMBS, PE16 6AE	OFFICES AND PREMISES	119.7	50	£5,900	£49.29
1 <sup>ST</sup> FLR UNITS 8-10, TUDOR ROSE INDUSTRIAL ESTATE, SHORT NIGHTLAYERS DROVE, CHATTERIS, CAMBS, PE16 6TY	OFFICES AND PREMISES	131.89	50	£6,600	£50.04
5, EAST PARK STREET, CHATTERIS, CAMBS, PE16 6LA	OFFICES AND PREMISES	135.95	50	£5,700	£41.93
2, VICTORIA STREET, CHATTERIS, CAMBS, PE16 6AP	OFFICES AND PREMISES	149.7	50	£7,300	£48.76
15, PARK STREET, CHATTERIS, CAMBS, PE16 6AB	OFFICES AND PREMISES	171.36	50	£7,900	£46.10
9, PARK STREET, CHATTERIS, CAMBS, PE16 6AB	OFFICES AND PREMISES	202	50	£9,000	£44.55
2-4, MARKET HILL, CHATTERIS, CAMBS, PE16 6BA	OFFICES AND PREMISES	208	120	£8,400	£40.38
FENLAND DISTRICT COUNCIL, SOUTH FENS BUSINESS CENTRE, FENTON WAY, CHATTERIS, CAMBS, PE16 6US	OFFICES AND PREMISES	208.7	100	£20,000	£95.83
10, PARK STREET, CHATTERIS, CAMBS, PE16 6AE	OFFICES AND PREMISES	215.2	50	£6,600	£30.67
10, STATION ROAD, CHATTERIS, CAMBS, PE16 6AG	OFFICES AND PREMISES	217.98	50	£9,600	£44.04

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
2 <sup>ND</sup> FLR ZION BUILDING, PARK STREET, CHATTERIS, CAMBS, PE16 6AE	OFFICES AND PREMISES	232.3	50	£8,500	£36.59
GND & 1 <sup>ST</sup> FLRS ZION BUILDING, PARK STREET, CHATTERIS, CAMBS, PE16 6AE	OFFICES AND PREMISES	398.1	50	£18,750	£47.10
UNIT R1 CURF FARM, DODDINGTON ROAD, CHATTERIS, CAMBS, PE16 6UE	OFFICES AND PREMISES	582.05	25.77	£18,750	£32.21
ALS PHARMACEUTICALS, MEDCALFE WAY, BRIDGE STREET, CHATTERIS, CAMBS, PE16 6QZ	OFFICES AND PREMISES	3507.83	50	£187,000	£53.31
FRANS HOUSE, FENTON WAY BUSINESS PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6UP	OFFICES, WAREHOUSE AND PREMISES	4153.7	50	£153,000	£36.83
<b>Average:</b>		<b>609.0</b>	<b>60.9</b>	<b>£27,756</b>	<b>£52</b>

## Retail Warehousing

*Note: No available data for Chatteris and Whittlesey*

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
<b>March</b>					
UNIT 6, MEADOWLANDS RETAIL PARK, WISBECH ROAD, MARCH, CAMBS, PE15 8HA	RETAIL WAREHOUSE AND PREMISES	338.93	92.5	£32,500	£95.89
UNIT 2 MEADOWLAND RETAIL PARK, WISBECH ROAD, MARCH, CAMBS, PE15 8HA	RETAIL WAREHOUSE AND PREMISES	378.43	92.5	£35,000	£92.49
UNIT 3 MEADOWLAND RETAIL PARK, WISBECH ROAD, MARCH, CAMBS, PE15 8HA	RETAIL WAREHOUSE AND PREMISES	378.91	95	£35,750	£94.35
UNIT 1 MEADOWLAND RETAIL PARK, WISBECH ROAD, MARCH, CAMBS, PE15 8HA	RETAIL WAREHOUSE AND PREMISES	472.62	92.5	£43,500	£92.04
30, THORBY AVENUE, MARCH, CAMBS, PE15 0AZ	RETAIL WAREHOUSE AND PREMISES	553.5	65	£36,500	£65.94
UNIT 4 MEADOWLAND RETAIL PARK, WISBECH ROAD, MARCH, CAMBS, PE15 8HA	RETAIL WAREHOUSE AND PREMISES	732.61	92.5	£67,500	£92.14

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
THE FACTORY SHOP, WISBECH ROAD, MARCH, CAMBS, PE15 8HQ	RETAIL WAREHOUSE AND PREMISES	904.9	70	£63,000	£69.62
WEST END DIY, HIGH STREET, MARCH, CAMBS, PE15 9LD	RETAIL WAREHOUSE AND PREMISES	1608.11	85.5	£117,000	£72.76
2, MARTIN AVENUE, MARCH, CAMBS, PE15 0AX	RETAIL WAREHOUSE AND PREMISES	2853.12	105	£255,000	£89.38
CYRIL RIDGEON & SON LTD 4, MARTIN AVENUE, MARCH, CAMBS, PE15 0AX	BUILDERS MERCHANTS AND FOODSTORES	4703.82	27.5	£148,000	£31.46
<b>Average:</b>		<b>1292.5</b>	<b>81.8</b>	<b>£83,375</b>	<b>£80</b>
<b>Wisbech</b>					
2, SANDOWN ROAD, WISBECH, CAMBS, PE14 0SQ	RETAIL WAREHOUSE AND PREMISES	469	110	£51,500	£109.81
UNIT A1 BELGRAVE RETAIL PARK, SANDOWN ROAD, WISBECH, CAMBS, PE14 0SQ	RETAIL WAREHOUSE AND PREMISES	547.71	100	£57,500	£104.98
TOPPS TILES, CROMWELL ROAD, WISBECH, CAMBS, PE14 0SD	RETAIL WAREHOUSE AND PREMISES	578.53	70	£39,750	£68.71
UNIT D BELGRAVE RETAIL PARK, SANDOWN ROAD, WISBECH, CAMBS, PE14 0SQ	RETAIL WAREHOUSE AND PREMISES	582.18	100	£70,000	£120.24
UNIT C BELGRAVE RETAIL PARK, SANDOWN ROAD, WISBECH, CAMBS, PE14 0SQ	RETAIL WAREHOUSE AND PREMISES	612.61	100	£61,000	£99.57

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
UNIT B BELGRAVE RETAIL PARK, SANDOWN ROAD, WISBECH, CAMBS, PE14 0SQ	RETAIL WAREHOUSE AND PREMISES	1212.8	100	£132,000	£108.84
UNIT A BELGRAVE RETAIL PARK, SANDOWN ROAD, WISBECH, CAMBS, PE14 0SQ	RETAIL WAREHOUSE AND PREMISES	2348.8	77.5	£200,000	£85.15
<b>Average:</b>		<b>907.4</b>	<b>93.9</b>	<b>£87,393</b>	<b>£100</b>

## Industrial Warehousing

*Note: No available data for Whittlesey*

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
<b>March</b>					
3, GAUL FARM INDUSTRIAL UNITS, GAUL ROAD, MARCH, CAMBS, PE15 0YY	WAREHOUSE AND PREMISES	111.07	30	£2,750	£24.76
UNIT 8 AT 2, MARINA DRIVE, MARCH, CAMBS, PE15 0AU	WAREHOUSE AND PREMISES	111.2	51.71	£5,600	£50.36
MBA GREAT BRITAIN 10, WIMBLINGTON ROAD, DODDINGTON, MARCH, CAMBS, PE15 0TL	WAREHOUSE AND PREMISES	136.13	42.5	£5,600	£41.14
UNIT 7, CENTURY WAY, MARCH, CAMBS, PE15 8QW	WAREHOUSE AND PREMISES	139.2	45	£6,200	£44.54

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
UNIT 8, CENTURY WAY, MARCH, CAMBS, PE15 8QW	WAREHOUSE AND PREMISES	139.2	45	£6,600	£47.41
UNITS 14 & 17, COLESEED FARM, UPWELL ROAD, MARCH, CAMBS, PE15 0DP	WAREHOUSE	160.06	20	£3,000	£18.74
UNIT 9, CENTURY WAY, MARCH, CAMBS, PE15 8QW	WAREHOUSE AND PREMISES	173.76	40	£7,300	£42.01
WAREHOUSE 1, MARWICK ROAD, MARCH, CAMBS, PE15 8PH	WAREHOUSE AND PREMISES	175.14	40	£6,800	£38.83
UNIT 2, NORMAN BUSINESS PARK 61, THORBY AVENUE, MARCH, CAMBS, PE15 0AR	WAREHOUSE AND PREMISES	193.52	45	£8,900	£45.99
UNIT 3, NORMAN BUSINESS PARK 61, THORBY AVENUE, MARCH, CAMBS, PE15 0AR	WAREHOUSE AND PREMISES	193.52	45	£8,900	£45.99
UNIT 4, NORMAN BUSINESS PARK 61, THORBY AVENUE, MARCH, CAMBS, PE15 0AR	WAREHOUSE AND PREMISES	193.52	45	£8,900	£45.99
UNIT 3, HILL VIEW INDUSTRIAL ESTATE, WIMBLINGTON, MARCH, CAMBS, PE15 0PU	WAREHOUSE AND PREMISES	194.76	23.11	£4,150	£21.31
UNITS 4/8, HILL VIEW INDUSTRIAL ESTATE, WIMBLINGTON, MARCH, CAMBS, PE15 0PU	WAREHOUSE AND PREMISES	213	21.23	£4,250	£19.95

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 2, HILL VIEW INDUSTRIAL ESTATE, WIMBLINGTON, MARCH, CAMBS, PE15 0PU	WAREHOUSE AND PREMISES	226.14	20	£4,350	£19.24
UNIT 5, NORMAN BUSINESS PARK 61, THORBY AVENUE, MARCH, CAMBS, PE15 0AR	WAREHOUSE AND PREMISES	295.2	40	£12,000	£40.65
UNIT 7, HILL VIEW INDUSTRIAL ESTATE, WIMBLINGTON, MARCH, CAMBS, PE15 0PU	WAREHOUSE AND PREMISES	325.08	20	£2,850	£8.77
INDUSTRIAL UNIT 1, WOODVILLE DRIVE, WISBECH ROAD, MARCH, CAMBS, PE15 0GB	WAREHOUSE AND PREMISES	339.47	40	£14,000	£41.24
15-17, COMMERCIAL ROAD, MARCH, CAMBS, PE15 8QP	WAREHOUSE AND PREMISES	342.38	35	£12,750	£37.24
UNIT 1, NORMAN BUSINESS PARK 61, THORBY AVENUE, MARCH, CAMBS, PE15 0AR	WAREHOUSE AND PREMISES	365.18	40	£15,750	£43.13
36, NEWGATE STREET, DODDINGTON, MARCH, CAMBS, PE15 0SR	WAREHOUSE AND PREMISES	401.47	32.5	£12,750	£31.76
UNIT 6, NORMAN BUSINESS PARK 61, THORBY AVENUE, MARCH, CAMBS, PE15 0AR	WAREHOUSE AND PREMISES	418.78	40	£17,500	£41.79
9, COMMERCIAL ROAD, MARCH, CAMBS, PE15 8QP	WAREHOUSE AND PREMISES	447.15	30	£14,500	£32.43



Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
EASTWOOD INDUSTRIAL ESTATE, EASTWOOD END, WIMBLINGTON, MARCH, CAMBS, PE15 0QN	WAREHOUSE AND PREMISES	450.93	35	£20,000	£44.35
ARTIFICIAL GRASS 1, COMMERCIAL ROAD, MARCH, CAMBS, PE15 8QP	WAREHOUSE AND PREMISES	453.13	30	£14,250	£31.45
14-16, COMMERCIAL ROAD, MARCH, CAMBS, PE15 8QP	WAREHOUSE AND PREMISES	481.28	35	£17,250	£35.84
3, COMMERCIAL ROAD, MARCH, CAMBS, PE15 8QP	WAREHOUSE AND PREMISES	485.41	30	£14,750	£30.39
DALGETY AAM, MANEA ROAD, WIMBLINGTON, MARCH, CAMBS, PE15 0PE	WAREHOUSE AND PREMISES	504.33	27.26	£13,000	£25.78
1/2, EASTWOOD END INDUSTRIAL ESTATE, WIMBLINGTON, MARCH, CAMBS, PE15 0QH	WAREHOUSE AND PREMISES	597.08	30	£19,500	£32.66
PLOT 15, HOSTMOOR AVENUE, MARCH, CAMBS, PE15 0AX	WAREHOUSE AND PREMISES	793.22	30	£23,000	£29.00
CANNONS REMOVALS 40, HOSTMOOR AVENUE, MARCH, CAMBS, PE15 0AX	WAREHOUSE AND PREMISES	793.87	32.5	£29,500	£37.16

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
WAREHOUSE AT HANKINS TRANSPORT, WISBECH ROAD, MANEA, MARCH, CAMBS, PE15 0HB	WAREHOUSE AND PREMISES	913.29	30	£24,500	£26.83
RECLYPLAS LTD, HOOK LANE, WIMBLINGTON, MARCH, CAMBS, PE15 0QN	WAREHOUSE, STORE AND PREMISES	1007.13	32.27	£31,250	£31.03
MR M JUDD AT LAVENDER MILL, BIGGINS ROAD, MANEA, MARCH, CAMBS, PE15 0LT	WAREHOUSE AND PREMISES	1134.65	17.63	£16,500	£14.54
MILL FEED AT LAVENDER MILL, BIGGINS ROAD, MANEA, MARCH, CAMBS, PE15 0LT	WAREHOUSE AND PREMISES	1298.68	15.4	£18,500	£14.25
1-3, HOSTMOOR AVENUE, MARCH, CAMBS, PE15 0AX	WAREHOUSE AND PREMISES	1523.62	27.5	£41,500	£27.24
30-34, COMMERCIAL ROAD, MARCH, CAMBS, PE15 8QP	WAREHOUSE AND PREMISES	1948.7	31.5	£67,500	£34.64
FENLAND DISTRICT COUNCIL 11, MELBOURNE AVENUE, MARCH, CAMBS, PE15 0EN	WAREHOUSE AND PREMISES	2075.92	27.5	£89,500	£43.11
PLASGRAN LTD, MANEA ROAD, WIMBLINGTON, MARCH, CAMBS, PE15 0PA	WAREHOUSE AND PREMISES	3569.16	30	£120,000	£33.62
40, THORBY AVENUE, MARCH, CAMBS, PE15 0AZ	WAREHOUSE AND PREMISES	11610.37	30	£360,000	£31.01
<b>Average:</b>		<b>895.8</b>	<b>32.9</b>	<b>£28,356</b>	<b>£33</b>

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
<b>Wisbech</b>					
UNIT 1 ELM LOW ROAD BUSINESS CENTRE, ELM LOW ROAD, ELM, WISBECH, CAMBS, PE14 0DF	WAREHOUSE AND PREMISES	105.2	33.27	£3,200	£30.42
UNIT 6 ELM LOW ROAD BUSINESS CENTRE, ELM LOW ROAD, ELM, WISBECH, CAMBS, PE14 0DF	WAREHOUSE AND PREMISES	105.58	33.15	£3,200	£30.31
UNIT 4 ALGOES SQUARE 30, ALGOES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	109	52.75	£6,900	£63.30
UNIT 5 ELM LOW ROAD BUSINESS CENTRE, ELM LOW ROAD, ELM, WISBECH, CAMBS, PE14 0DF	WAREHOUSE AND PREMISES	111.78	31.31	£3,300	£29.52
UNIT 2 EVERGREEN VENTURE PARK, BARTON ROAD, WISBECH, CAMBS, PE13 4TP	OFFICES AND PREMISES	116.47	32.5	£4,950	£42.50
UNIT 12 AT 24, TINKERS DROVE, WISBECH, CAMBS, PE13 3PQ	WAREHOUSE AND PREMISES	118.45	30	£3,500	£29.55
14, ALGOES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	133.18	50	£6,700	£50.31
6, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	144.5	45	£6,500	£44.98

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 8 FOSTERS BUSINESS PARK AT 79, BOLENESS ROAD, WISBECH, CAMBS, PE13 2XQ	WAREHOUSE AND PREMISES	158.29	47.38	£7,900	£49.91
STORE ADJ THE LIMES, HAROLDS BANK, GOREFIELD, WISBECH, CAMBS, PE13 4PU	WAREHOUSE AND PREMISES	164.76	25	£3,800	£23.06
33C, REGAL ROAD, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE	188.04	40	£7,300	£38.82
UNIT 1, CATTLE MARKET CHASE, WISBECH, CAMBS, PE13 1RD	WAREHOUSE AND PREMISES	196.83	35	£6,300	£32.01
UNIT 9, VENTURE COURT 82, BOLENESS ROAD, WISBECH, CAMBS, PE13 2XQ	WAREHOUSE AND PREMISES	200.38	44.91	£9,000	£44.91
NEEDHAM FARM, WELL END, FRIDAY BRIDGE, WISBECH, CAMBS, PE14 0HQ	WAREHOUSE AND PREMISES	208.39	28.79	£5,500	£26.39
7, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	214.8	37.24	£8,100	£37.71
16, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	218.4	41.21	£8,800	£40.29
UNIT 8A AT 24, TINKERS DROVE, WISBECH, CAMBS, PE13 3PQ	WAREHOUSE AND PREMISES	219.35	22.79	£4,850	£22.11
UNIT 8B AT 24, TINKERS DROVE, WISBECH, CAMBS, PE13 3PQ	WAREHOUSE AND PREMISES	219.35	22.79	£4,850	£22.11

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
10, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	224.94	35.57	£7,700	£34.23
22A, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	227.18	35.21	£7,800	£34.33
BSS GROUP PLC, BRITANNIA WAY, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	229.52	35	£7,800	£33.98
12C, ALGORES WAY, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	237.53	35	£8,100	£34.10
238, GOREFIELD ROAD, LEVERINGTON, WISBECH, CAMBS, PE13 5TB	WAREHOUSE AND PREMISES	239.08	32.5	£8,100	£33.88
UNIT 4, REGAL ROAD INDUSTRIAL ESTATE, WEASENHAM LANE, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	257.6	35	£9,000	£34.94
UNIT 5, REGAL ROAD INDUSTRIAL ESTATE, WEASENHAM LANE, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	257.6	30	£7,900	£30.67
UNIT 3, REGAL ROAD INDUSTRIAL ESTATE, WEASENHAM LANE, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	258.98	35	£9,100	£35.14
UNIT 7, REGAL ROAD INDUSTRIAL ESTATE, WEASENHAM LANE, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	259.08	30	£8,800	£33.97

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
THE LIMES, HAROLDS BANK, GOREFIELD, WISBECH, CAMBS, PE13 4PU	WAREHOUSE AND PREMISES	269	23.23	£5,700	£21.19
UNIT 8, ANGLIA WAY, WISBECH, CAMBS, PE13 2TY	WAREHOUSE AND PREMISES	270	40	£12,250	£45.37
UNIT 9 BEECHWOOD YARD, CATTLE DYKE, GOREFIELD, WISBECH, CAMBS, PE13 4NR	WAREHOUSE AND PREMISES	284.35	27.5	£7,800	£27.43
37, CRAB MARSH, WISBECH, CAMBS, PE13 3JG	WAREHOUSE AND PREMISES	301.93	40	£11,750	£38.92
LAVENDER COTTAGE, SEADYKE BANK, MURROW PARSON DROVE, WISBECH, CAMBS, PE13 4SB	WAREHOUSE AND PREMISES	302.13	27.5	£8,500	£28.13
HOMECALL CURTAINS, JEW HOUSE DROVE, FRIDAY BRIDGE, WISBECH, CAMBS, PE14 0NU	WAREHOUSE AND PREMISES	304.29	20	£4,700	£15.45
UNIT 4, ANGLIA WAY, WISBECH, CAMBS, PE13 2TY	WAREHOUSE AND PREMISES	306.89	40	£11,250	£36.66
UNIT 11, ANGLIA WAY, WISBECH, CAMBS, PE13 2TY	WAREHOUSE AND PREMISES	312.4	40	£12,750	£40.81
UNIT 1, SANDYLAND, WISBECH, CAMBS, PE13 1PD	WAREHOUSE AND PREMISES	318.31	30	£8,400	£26.39
5, QUEEN STREET, WISBECH, CAMBS, PE13 3YB	WAREHOUSE AND PREMISES	319.26	30	£9,200	£28.82

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
10, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	333.1	35	£10,750	£32.27
UNIT 3 AT 62, WEASENHAM LANE, WISBECH, CAMBS, PE13 2RU	WAREHOUSE	335.21	30	£9,500	£28.34
UNIT 2 ELM LOW ROAD BUSINESS CENTRE, ELM LOW ROAD, ELM, WISBECH, CAMBS, PE14 0DF	WAREHOUSE AND PREMISES	336.67	22.5	£7,000	£20.79
12B, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	343.83	35	£10,000	£29.08
UNIT 5, ANGLIA WAY, WISBECH, CAMBS, PE13 2TY	GYM AND PREMISES	349.45	40	£12,500	£35.77
GREGORY'S WAREHOUSE 11A, NENE QUAY, WISBECH, CAMBS, PE13 1AQ	WAREHOUSE AND PREMISES	363.6	22.5	£3,600	£9.90
ORCHARD HOUSE 90, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	382.07	40	£15,500	£40.57
UNIT 6 FOSTERS BUSINESS PARK AT 79, BOLENESS ROAD, WISBECH, CAMBS, PE13 2XQ	WAREHOUSE AND PREMISES	384.19	40	£14,750	£38.39
33A, REGAL ROAD, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	388.23	35	£14,500	£37.35
12A, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	388.65	35	£14,250	£36.67

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
24, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	393.62	35	£11,000	£27.95
UNIT 2-3, SANDYLAND, WISBECH, CAMBS, PE13 1PD	WAREHOUSE AND PREMISES	401.65	30	£10,750	£26.76
14, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	402.27	40	£16,500	£41.02
11, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE, OFFICES AND PREMISES	412.11	35	£13,250	£32.15
UNIT 5 PORTERS YARD, OLDFIELD LANE, WISBECH, CAMBS, PE13 2RJ	WAREHOUSE	438.22	30	£12,250	£27.95
WISBECH SEA CADET CORPS 19, SANDYLAND, WISBECH, CAMBS, PE13 1TB	WAREHOUSE AND PREMISES	439.28	40	£18,500	£42.11
UNIT 3 FOSTER BUSINESS PARK AT 79, BOLENESS ROAD, WISBECH, CAMBS, PE13 2XQ	WAREHOUSE AND PREMISES	459.92	40	£19,250	£41.86
92, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE, SHOWROOM AND PREMISES	477.41	40	£20,750	£43.46
FALCON HOUSE, FALCON ROAD, WISBECH, CAMBS, PE13 1AU	WAREHOUSE AND PREMISES	504.85	29.71	£10,250	£20.30
SEADYKE FARM, SEADYKE, WISBECH ST MARY, WISBECH, CAMBS, PE13 4SD	WAREHOUSE AND PREMISES	505.2	34.64	£17,500	£34.64



Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
KINGS TRANSPORT SERVICES LIMITED, RECTORY ROAD, NEWTON, WISBECH, CAMBS, PE13 5ET	WAREHOUSE AND PREMISES	523.76	32.5	£11,000	£21.00
WAREHOUSES HUNDRED ACRE FARM, HAROLDS BANK, PARSON DROVE, WISBECH, CAMBS, PE13 4PR	WAREHOUSE AND PREMISES	523.95	31.01	£15,750	£30.06
HAIR WORLD UK LTD, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	530.52	40	£22,750	£42.88
UNIT 6 BEECHWOOD YARD, CATTLE DYKE, GOREFIELD, WISBECH, CAMBS, PE13 4NR	WAREHOUSE AND PREMISES	547.89	25.1	£13,500	£24.64
18, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	596.3	31.71	£18,500	£31.02
65, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	601.82	33.23	£31,000	£51.51
14A, CROMWELL ROAD, WISBECH, CAMBS, PE14 0RG	WAREHOUSE AND PREMISES	613.14	33.1	£20,500	£33.43
19, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	674.16	35	£18,250	£27.07
BOSTON CROP SPRAYERS LTD, NORTH END, WISBECH, CAMBS, PE13 1PE	WAREHOUSE AND PREMISES	691.62	30	£21,500	£31.09

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNITED TRAILERS EASTERN LTD FORMER SHARDLORE BUILDING, NENE PARADE, WISBECH, CAMBS, PE13 3YA	WAREHOUSE AND PREMISES	721.55	15	£8,900	£12.33
UNIT 1 EVERGREEN VENTURE PARK, BARTON ROAD, WISBECH, CAMBS, PE13 4TP	WAREHOUSE, OFFICES AND PREMISES	731.79	20	£16,250	£22.21
PORT OF WISBECH UNIT A (NORTH), NENE PARADE, WISBECH, CAMBS, PE13 3BB	WAREHOUSE AND PREMISES	744.7	30	£21,750	£29.21
16, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	783.73	33.43	£21,750	£27.75
20, BOLENESS ROAD, WISBECH, CAMBS, PE13 2RB	WAREHOUSE AND PREMISES	788.85	32.5	£24,500	£31.06
11, NORTH BRINK, WISBECH, CAMBS, PE13 1JR	WAREHOUSE AND PREMISES	849.5	20	£9,500	£11.18
L & H FRUITS, CATTLE MARKET CHASE, WISBECH, CAMBS, PE13 1RD	WAREHOUSE AND PREMISES	861.17	30	£26,500	£30.77
CROMWELL COURT 26, ENTERPRISE WAY, WISBECH, CAMBS, PE14 0RA	SORTING OFFICE AND PREMISES	870.47	32.5	£29,000	£33.32
TRAVIS PERKINS TRADING CO LTD, OLDFIELD LANE, WISBECH, CAMBS, PE13 2HH	WAREHOUSE AND PREMISES	885	25	£34,750	£39.27

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
P E LOGISTICS LTD, OLDFIELD LANE, WISBECH, CAMBS, PE13 2RJ	WAREHOUSE AND PREMISES	916.27	25	£28,750	£31.38
4/6, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	954.51	30	£27,500	£28.81
45, LYNN ROAD, WISBECH, CAMBS, PE13 3DE	WAREHOUSE AND PREMISES	964.93	30	£28,750	£29.79
UNITS 11-13, REGAL ROAD, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	1059.2	23.6	£27,250	£25.73
SB COMPONENTS, NEW BRIDGE LANE, WISBECH, CAMBS, PE14 0SE	WAREHOUSE AND PREMISES	1066.71	31.5	£35,500	£33.28
VACANT, SALTERS WAY, WISBECH, CAMBS, PE14 0SH	WAREHOUSE AND PREMISES	1099.31	31.5	£33,750	£30.70
DAVE PARRIN CAR SALES, PANSWELL LANE, WISBECH, CAMBS, PE13 4TL	WAREHOUSE AND PREMISES	1153.77	17.81	£21,250	£18.42
HUTCHINSONS, NORTH END, WISBECH, CAMBS, PE13 1PE	WAREHOUSE AND PREMISES	1232.46	16.53	£17,500	£14.20
UNIT 3A, NEW BRIDGE LANE, WISBECH, CAMBS, PE14 0SE	WAREHOUSE AND PREMISES	1238.21	31.5	£39,500	£31.90
UNIT C PINNACLE HOUSE, NENE PARADE, WISBECH, CAMBS, PE13 3BY	WAREHOUSE AND PREMISES	1276.6	27.5	£32,500	£25.46
ALFRED HAROLD (CONTAINERS) LTD 26, SANDYLAND, WISBECH, CAMBS, PE13 1PD	WAREHOUSE AND PREMISES	1279.7	20.18	£23,500	£18.36

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
UNIT 1, FOSTERS BUSINESS PARK 79, BOLENESS ROAD, WISBECH, CAMBS, PE13 2XQ	WAREHOUSE AND PREMISES	1312.84	31.5	£48,500	£36.94
ICE FARE FOODS LTD, ROMAN BANK, NEWTON, WISBECH, CAMBS, PE13 5ER	WAREHOUSE AND PREMISES	1418.4	15	£25,500	£17.98
ALFA PARCEL, EUROPA WAY, WISBECH, CAMBS, PE13 2TZ	WAREHOUSE AND PREMISES	1694.56	31.5	£54,000	£31.87
UNITS 6 & 7 PORTERS YARD, OLDFIELD LANE, WISBECH, CAMBS, PE13 2RJ	WAREHOUSE AND PREMISES	1900.45	20	£40,000	£21.05
OIL-DRI UK, CRAB MARSH, WISBECH, CAMBS, PE13 3JF	WAREHOUSE AND PREMISES	2796.79	20	£55,500	£19.84
UNITS A/B PINNACLE HOUSE, NENE PARADE, WISBECH, CAMBS, PE13 3BY	WAREHOUSE AND PREMISES	2985.58	27.5	£79,000	£26.46
B J BOOKS, ALGORES WAY, WISBECH, CAMBS, PE13 2TQ	WAREHOUSE AND PREMISES	3334.58	31.5	£110,000	£32.99
21-24, REGAL ROAD, WISBECH, CAMBS, PE13 2RQ	WAREHOUSE AND PREMISES	3426.28	27.5	£89,000	£25.98
PIPERS FARM, BARTON ROAD, WISBECH, CAMBS, PE13 1LB	WAREHOUSE AND PREMISES	4370.88	31.5	£136,000	£31.12
UNIT D PINNACLE HOUSE, NENE PARADE, WISBECH, CAMBS, PE13 3BY	WAREHOUSE AND PREMISES	5655.04	27.5	£144,000	£25.46

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
ANGLIA COMPONENTS, SANDALL ROAD, WISBECH, CAMBS, PE13 2PS	WAREHOUSE AND PREMISES	8064.91	20	£170,000	£21.08
FENLAND STORAGE, CRAB MARSH, WISBECH, CAMBS, PE13 3JH	WAREHOUSE AND PREMISES	8246.14	31.5	£213,000	£25.83
QUAY HOUSE, NENE PARADE, WISBECH, CAMBS, PE13 3BY	WAREHOUSE AND PREMISES	10689.32	18.71	£189,000	£17.68
TAYLORS LTD, SALTERS WAY, WISBECH, CAMBS, PE14 0SH	WAREHOUSES AND PREMISES	12231.15	30	£330,000	£26.98
10-18, SALTERS WAY, WISBECH, CAMBS, PE14 0SH	WAREHOUSE AND PREMISES	14930.92	25	£327,500	£21.93
BRETTS STORAGE, THORNEY ROAD, GUYHIRN, WISBECH, CAMBS, PE13 4AG	WAREHOUSE AND PREMISES	18223.26	14	£400,000	£21.95
UNITS 1-16, OLD STATION YARD, LEVERINGTON ROAD, WISBECH, CAMBS, PE13 1PL	WAREHOUSE AND PREMISES	34018.39	18	£640,000	£18.81
<b>Average:</b>		<b>1711.0</b>	<b>31.1</b>	<b>£41,417</b>	<b>£31</b>
<b>Chatteris</b>					
UNIT R3 CURF FARM, DODDINGTON ROAD, CHATTERIS, CAMBS, PE16 6UE	WAREHOUSE AND PREMISES	101.08	37.1	£3,450	£34.13
UNIT R2 CURF FARM, DODDINGTON ROAD, CHATTERIS, CAMBS, PE16 6UE	WAREHOUSE AND PREMISES	102.67	36.52	£3,450	£33.60

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
UNIT L1 CURF FARM, DODDINGTON ROAD, CHATTERIS, CAMBS, PE16 6UA	WAREHOUSE AND PREMISES	114.46	36.6	£3,900	£34.07
4, PROSPECT WAY, CHATTERIS, CAMBS, PE16 6TZ	WAREHOUSE AND PREMISES	138.53	45	£6,000	£43.31
3, SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6WA	WAREHOUSE AND PREMISES	139.58	50	£7,400	£53.02
6, SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6WA	WAREHOUSE AND PREMISES	139.58	50	£7,400	£53.02
UNIT 8, SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6WA	WAREHOUSE AND PREMISES	139.58	50	£7,400	£53.02
7, SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6WA	WAREHOUSE AND PREMISES	139.58	50	£7,400	£53.02
1, SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6WA	WAREHOUSE AND PREMISES	142.54	42.5	£6,400	£44.90
R/O 76, HIGH STREET, CHATTERIS, CAMBS, PE16 6NN	WAREHOUSE AND PREMISES	151.15	29.77	£4,500	£29.77
ADAMS TIMBER STRIPPING REAR OF 4, LONDON ROAD, CHATTERIS, CAMBS, PE16 6AS	WAREHOUSE AND PREMISES	162.59	22.5	£2,650	£16.30

Address	Description	Size (m <sup>2</sup> )	£/m <sup>2</sup> Headline Annual Rental Indications	Rateable Value	£/m <sup>2</sup> Average Annual Rental Indications
4, SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6WA	WAREHOUSE AND PREMISES	168.74	45	£8,000	£47.41
14/16, PROSPECT WAY, CHATTERIS, CAMBS, PE16 6TZ	WAREHOUSE AND PREMISES	180.06	40	£7,100	£39.43
UNITS R4/R5 CURF FARM, DODDINGTON ROAD, CHATTERIS, CAMBS, PE16 6UE	WAREHOUSE AND PREMISES	200.98	29.85	£5,500	£27.37
5, SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS, CAMBS, PE16 6WA	WAREHOUSE AND PREMISES	206.92	43.5	£10,000	£48.33
UNIT 1E, KING EDWARDS ROAD, CHATTERIS, CAMBS, PE16 6NG	WAREHOUSE AND PREMISES	233	30.04	£6,900	£29.61
UNIT 2 FARM PARK, SHORT NIGHTLAYERS DROVE, CHATTERIS, CAMBS, PE16 6FH	WAREHOUSE AND PREMISES	296.39	40	£11,500	£38.80
STYALWAYS SADDLERY AT CURF FARM, DODDINGTON ROAD, CHATTERIS, CAMBS, PE16 6UA	WAREHOUSE AND PREMISES	434.24	27.5	£7,900	£18.19
UNIT 5, HONEYSOME ROAD, CHATTERIS, CAMBS, PE16 6SB	WAREHOUSE AND PREMISES	506.6	34.54	£17,250	£34.05
UNIT 1, HONEYSOME ROAD, CHATTERIS, CAMBS, PE16 6SB	WAREHOUSE AND PREMISES	574.27	30.47	£17,250	£30.04

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 2, HONEYSOME ROAD, CHATTERIS, CAMBS, PE16 6TG	WAREHOUSE AND PREMISES	583.96	29.97	£17,250	£29.54
6 & 7 (PART), TUDOR ROSE INDUSTRIAL ESTATE, SHORT NIGHTLAYERS DROVE, CHATTERIS, CAMBS, PE16 6TY	WAREHOUSE AND PREMISES	588.57	30	£17,250	£29.31
1-3, TUDOR ROSE INDUSTRIAL ESTATE, SHORT NIGHTLAYERS DROVE, CHATTERIS, CAMBS, PE16 6TY	WAREHOUSES, OFFICES AND PREMISES	690.32	30	£20,500	£29.70
THE FORMER CARROT WASHER, FIRST FURLONG DROVE, CHATTERIS, CAMBS, PE16 6TA	WAREHOUSE AND PREMISES	713.36	28.57	£14,000	£19.63
2D, STATION STREET, CHATTERIS, CAMBS, PE16 6NA	WAREHOUSE AND PREMISES	855.73	25	£20,750	£24.25
UNIT 3/4, HONEYSOME ROAD, CHATTERIS, CAMBS, PE16 6SB	WAREHOUSE AND PREMISES	1372.67	27.5	£31,500	£22.95
UNITS 6/7 & 9/10, HONEYSOME ROAD, CHATTERIS, CAMBS, PE16 6TG	WAREHOUSE AND PREMISES	2409.81	27.5	£65,500	£27.18
<b>Average:</b>		<b>425.4</b>	<b>35.9</b>	<b>£12,522</b>	<b>£35</b>



## Supermarkets

Address	Description	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
SAINSBURYS PLC MILL VIEW, CREEK ROAD, <b>MARCH</b>	SUPERSTORE AND PREMISES	3003.7	165	£495,000	£164.80
TESCO SUPERSTORE, HOSTMOOR AVENUE, <b>MARCH</b>	SUPERSTORE PETROL FILLING STATION AND PREMISES	6401.8	190	£1,300,000	£203.07
4, SANDOWN ROAD, <b>WISBECH</b>	SUPERSTORE AND PREMISES	384	110	£44,750	£116.54
SOMERFIELD, HORSEFAIR, <b>WISBECH</b>	SUPERSTORE AND PREMISES	2469.6	92	£227,000	£91.92
ASDA, NORTH END, <b>WISBECH</b>	SUPERSTORE AND PREMISES	5877.8	155	£815,000	£138.66
TESCO, CROMWELL ROAD, <b>WISBECH</b>	SUPERSTORE AND PREMISES	9710.94	200	£1,830,000	£188.45
<b>Average:</b>		<b>4641.3</b>	<b>152.0</b>	<b>£785,292</b>	<b>£151</b>

## Convenience Stores

Name	Address	Size (m <sup>2</sup> )	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
Tesco Express	29/31 Broad Street, March	211.9	275	£51,500	<b>£243.04</b>
Co-op	Bridge Street, Chatteris	2270.6	130	£290,000	<b>£127.72</b>
Co-op	Churchill Road, Wisbech	2469.6	92	£227,000	<b>£91.92</b>
Aldi	Sandylands Street, Wisbech	1443.3	120	£173,000	<b>£119.86</b>
Londis	1 Park Road, Manea	229.3	80	£8,100	<b>£35.32</b>
<b>Average:</b>		<b>1324.9</b>	<b>£139</b>	<b>£149,920</b>	<b>£124</b>
<b>Lowest Value (Overall):</b>				<b>£35.32</b>	
<b>Highest Value (Overall):</b>				<b>£243.04</b>	

## Commercial property market context

### RICS Commercial Property Market Survey Q1

Headline reads: *“Occupier market conditions tighten while investment activity rises”*

- *“Tenant demand rises while availability falls*
- *Investor interest continues to build, pushing capital value expectations higher*
- *Firmer tone to the data is broadening out across regions and sectors”*

*“The Q1 2014 RICS UK Commercial Property Market Survey highlights a continued strengthening in both the occupier and investment sectors. This improvement is becoming increasingly broad based in both sectoral and regional terms; this is no longer just a London offices story.*

*At the all-sector level, occupier demand increased while availability fell. With the market tightening, rents are expected to pick up further and the value of tenant inducements are falling. This broad pattern is also evident across the three subsectors (retail, office and industrial) and the survey’s broad four regional groupings (London, the South, Midlands/Wales and the North). While London offices are still the outperforming market segment, it is increasingly apparent in the survey that the market, ex-London offices, is beginning to shift up a gear. This is a welcome development given how unbalanced the commercial real estate sector had become in recent years and reflects the broader economic recovery underway.*

*In the investment market, buyer enquiries accelerated further at the all-sector level, pushing up survey respondents’ confidence in the outlook for capital values. Again, the regional and sector breakdown of the results indicate that this improvement is taking place not just in London and not just in the office sector.*

*The survey comments bear out a few interesting anecdotal points. First, while conditions in some secondary markets clearly remain challenging, there is a growing sense that some office tenants are beginning to reevaluate the economics of renting prime versus secondary office space. Second, availability in some markets is falling not just because of strong tenant demand, but also because part of the stock is being converted for residential use.*

*Over the next twelve months, rents are projected to rise by around 4.5% in the office sector, by approximately 5.5% in the industrial segment and by just over 3% in the retail sector. On the same basis, capital values are forecast to increase by roughly 5% and 6% in the office and industrial sectors respectively, while retail sector gains are expected to be a slightly more modest 3%.”*

## **RICS Commercial Property Market Survey Q2 - Update**

Headline reads: *“Recovery continues to develop a more balanced tone”*

- Occupier market continues to tighten
- Outlook for capital values remains firm
- More balance to the recovery in regional and sectoral terms

*“The Q2 2014 RICS UK Commercial Property Market Survey results show that performance continues to strengthen, both on the occupier and investment sides of the market. Moreover, the data again suggests momentum is also building in areas outside of London and the South East.*

*Starting with the occupier market, growth in tenant demand remains firm, at the all-property level and across each sector, with the industrial segment exhibiting the strongest results. Alongside this, availability appears to be contracting at the fastest pace on record, albeit the office and industrial sectors account for the bulk of this trend (68% of respondents identified the conversion of office space into residential as a factor weighing on supply in their markets). Furthermore, the value of incentive packages continues to fall, marking the fourth period in succession in which a decline has been reported. Against this backdrop, rental expectations picked up further, suggesting gains will accelerate in the near term.*

*From a regional perspective, demand now appears to be rising quicker in the broad groupings of the Midlands/Wales and the North, than in London and the South East. That said, the lack of supply remains most pronounced in London, leading to more elevated rental expectations. Nevertheless, rents are expected to see material growth (in each of the four regional aggregates) across all areas of the market going forward. 38% of respondents reported an increase in speculative development over the past twelve months, which may*

*help to ease supply pressures in the longer term. This trend was most visible in London, where 71% of members stated that speculative development had increased.*

*In the investment market, enquiries continue to build at a healthy rate and this is expected to translate into further meaningful growth in completed transactions going forward. Significantly, the investment enquiries series shows investor interest has now been increasing, across all sectors, on a consistent basis for the last 18 months. What's more, the rise in office sector demand has been outpaced by both industrial and retail units in each of the last two quarters (a strong sign of a more balanced recovery coming through). Capital values are projected to remain on their upward trajectory as a result of the expected improvement in investment activity.*

*The prospects for robust capital value growth are becoming increasingly widespread, with the pace of gains anticipated to pick up materially in the north of the country. Although the London market remains the standout performer, the underlying results are firming across all four regional blocks. Critically, 77% of respondents reported that investor interest has extended beyond primary assets, and into secondary (at least), while 20% stated that investor appetite had moved into tertiary assets."*

*"A noticeable trend has been stronger demand for secondary office buildings suitable for residential conversion. As a consequence, the overall stock of available office space is reducing with a particular shortage of grade A space both in the city centre and in business park locations. Within the city centre, there has been a good take up of retail space with the amount of vacant floor space reducing rapidly."* **Peterborough**

*"There is very little new stock coming onto the market and older stock is slowly being taken up. Consequently, I believe we will experience a shortfall of supply across all sectors of the commercial market. This is not particularly noticeable yet but should the currently lean demand start to increase, then this should have the effect of increasing the value of remaining stock. I am expecting a quieter time over the holiday period."* **Bury St Edmonds**

## Savills Commercial Market in Minutes July 2014

Headline reads: *"Retail yields hardening"*

*"June saw the average prime yield harden from 4.98% to 4.84%. This is the largest monthly downward shift in yields since early 2010, and it was predominantly driven by the retail sector.*

*Four out of six retail subsectors saw a quarter point hardening in yields this month, though Foodstores saw a quarter point rise in yield due to concerns about long-term interest in the sector from the annuity funds.*

*Amongst the office and industrial sectors, only M25 Offices and Industrial Multi-lets saw a hardening in their prime yield this month.*

*The rise in investor interest in retail property is being driven by several factors. Firstly, there is a rising acceptance that the retail economy is improving. While real average earnings growth is still flat, consumer confidence is now at its highest level since 2005, and retail sales growth is recovering. The second reason is the increasing acceptance that the structural change in retailing that has been driven by the rise in internet sales is not a terminal issue for traditional retailers. The proportion of retail sales that is being spent on the internet is still rising, but so is the volume that is being spent in-store. The days of the argument being clicks versus bricks have now passed as retailers and landlords have got used to an omni-channel world.*

*We expect to see continuing investor demand for retail assets, particularly dominant shopping centres and bulky goods retail warehouse parks.*

*Generally the first half of 2014 has seen better than expected capital value growth across all sectors. This is particularly true outside London. As a result of this we have revised our forecasts for this year upwards, with prime capital growth on all sectors expected to average 10% this year, before slowing to 4.4%pa over the next five years."*

TABLE 1  
Prime equivalent yields

	Jun 13	May 14	Jun 14
West End Offices	3.50%	3.25%	3.25%
City Offices	4.75%	4.50%	4.50%
Offices M25	6.00%	5.50%	5.25%
Provincial Offices	6.00%	5.25%	5.25% ↓
High Street Retail	4.75%	4.50%	4.50%
Shopping Centres	5.00%	4.75%	4.50% ↓
Retail Warehouse (open A1)	5.25% ↓	4.75% ↓	4.50%
Retail Warehouse (restricted)	6.00% ↓	5.50% ↓	5.25%
Foodstores	4.50%	4.25% ↑	4.50%
Industrial Distribution	6.00%	5.25%	5.25% ↓
Industrial Multi-lets	6.00% ↓	5.50% ↓	5.25% ↓
Leisure Parks	6.25%	6.00% ↓	5.75%
Regional Hotels	7.00%	6.50%	6.50%

Table source: Savills. Arrows indicate expected short term movement

### Rental growth now positive for all three main sectors

*“The latest IpD monthly index (May 2014) shows that average rental growth on a three month annualised basis is now positive for office, retail and industrial. The big change in recent months has been the flattening out of retail rents with retail warehousing in particular now showing three month annualised growth of 1.05%.*

*On the same measure all Office rental growth is running at 5.27%pa (with City and West end offices delivering growth of over 10%), and all Industrial rents rising at 1.97%pa. We expect this trend to continue for the remainder of 2014, making this the first year since the downturn that all three main sectors have shown positive rental growth.*

*Generally the drivers of rental growth over the next five years are expected to be broadly similar across all three sectors. In particular, the development pipeline outside London is forecast to be very restrained, and this will lead to a steady fall in grade a vacancies across all sectors.*

*The demand-side is also expected to show a solid recovery. Both the Manufacturing and Services pMIs are showing robust month-on-month rises in activity, and this will feed through into business expansion in the remainder of the year and beyond.*

*Rental growth prospects are generally improving, and our mid-year update now has average annual rental growth over the next five years for industrials of 1-2%pa, for offices of 1.5-5%pa, and retail at 0.5%pa to 3%pa. We will be going into these in more detail in our mid-year cross sector update later this month."*

### **Is an early interest rate rise likely?**

*"Mark Carney's recent comment that an interest rate rise could happen "sooner than markets currently expect" has led to a flurry of speculation and comment that the MPC has swung towards a more hawkish view on the future. However, the rationale for this view is hard to find.*

*While much of the comment about this perceived change of stance has focused on house price growth, we mustn't lose sight of the fact that the sole focus of the MPC is to maintain inflation at its target level. Given that the May Cpl release showed that core inflation is running at 1.5%pa, there appears to be very little rationale for an imminent rise in the base rate. Indeed, service sector inflation fell to 2.3% in May, a record low.*

*Wage growth also remains anti-inflationary, with April's data showing that average weekly earnings fell by 1.7% year on year.*

*We suspect that Mr Carney's speech was designed to get people used to the idea that rates will go up, not to herald an earlier than forecast rise.*

*In the commercial property markets it is clear that lenders are lowering margins to compensate for the rise in the five-year swap. Thus we do not see a rate rise, when it happens, as a particular risk to the property market recovery. We remain of the view that a gentle rise in rates from Spring 2015 is the most likely path, and this will have little impact on property yields."*

## Savills Commercial Market in Minutes August 2014

Headline reads: "Stock starvation pushing yields lower"

### Further falls to come

*"The UK average prime yield moved lower by seven basis points during July to 4.77%, a level not seen since August 2007. Downward trend arrows were applied to a couple of markets during June and these have now resulted in a 25 basis point hardening.*

*In total, the past 12 months has seen a softening of the yield in just one sector, foodstores. In comparison, there have been 30 instances of yields falling by 25 basis points. Three sectors, retail warehouse (open A1), distribution warehouses and multi-let industrials have fallen by a full percentage point over the year. There is an expectation of further falls in some sectors as downward trend arrows have been applied, or remain, on six of the 13 sectors in Table 1.*

*The UK Investment Managers association (IMA) data of total retail and institutional sales show a net increase of £1.56bn in Q2, a level last seen in Q2 2007. The IMA data for May presented property as the highest net change of any asset class. This inflow is the response to improved capital value growth and the return of rental growth.*

*The regional markets will come to the fore to absorb the inflow into the property funds. The clear message for investors is that the markets outside of London will show significant returns and catch-up with the recent outperformance of London and the South East. The shift is vital to achieve outperformance in the UK.*

*Some property investors have assets where the value is at a point to take profits, perhaps earlier than they had anticipated. We expect some portfolio 'weeding' during the*

**TABLE 1**  
**Prime equivalent yields**

	Jul 13	Jun 14	Jul 14
West End Offices	3.50%	3.25%	3.25%
City Offices	4.75%	4.50%	4.50%
Offices M25	6.00%	5.25%	5.25%↓
Provincial Offices	6.00%↓	5.25%↓	5.25%↓
High Street Retail	4.75%	4.50%	4.50%↓
Shopping Centres	5.00%↓	4.50%↓	4.50%↓
Retail Warehouse (open A1)	5.25%↓	4.50%	4.25%
Retail Warehouse (restricted)	6.00%↓	5.25%	5.25%
Foodstores	4.25%	4.50%	4.50%
Industrial Distribution	6.00%↓	5.25%↓	5.00%
Industrial Multi-lets	6.00%↓	5.25%↓	5.00%
Leisure Parks	6.25%↓	5.75%	5.75%↓
Regional Hotels	7.00%	6.75%↓	6.75%↓

Table source: Savills. Arrows indicate expected short term movement



*remainder of summer and into the autumn, which will bring much needed stock to the market and will capitalise on the level of demand from investors”*

### **Looking beyond the South East**

*“Investors that bought the tenant demand recovery story early are getting 'pay back' over a relatively short time frame. Rental improvement and reduction in voids has driven this. We expect to see more investors capitalising on short term gains as occupational markets improves.*

*We have discussed this a few times here during the past six months, but it is worth reiterating the drive of investment outside of the South East.*

*For UK institutions, using a 5-year average (excluding portfolio sales), 49% of UK investment, by value, had been outside of the South East. So far this year, this has increased to 55%. Historically, and unsurprisingly, overseas investors remain cautious about the regions at around 15% in last 5 years but this has increased to 20% in 2014. This increase is despite the negative of Sterling being the best performing major currency. During Q2, for all investor types, around 32% of investment was outside of the South East (graph 2).*

*The markets throughout the UK will continue to recover and the government is determined to rebalance the economic inequalities. It is a long-term solution, but the recent release of the One North report outlining the alliance of five cities - Leeds, Liverpool, Manchester, Newcastle and Sheffield and the £15bn transport plan linking ports, airports and the city centres, is vital.*

*In the South East, Crossrail has provided significant economic benefit and regeneration along its route at a cost of £15bn. The One North £15bn transport plan will deliver significant benefits for the north and will impact positively on the property markets. Existing owners will benefit, but we can also expect further inward investment.”*

### **Occupier confidence is the key driver**

*“Despite geopolitical issues, which knocks global confidence, the UK is on a strong path of occupational demand recovery. News flow, both positive and negative, has come in equal waves during the past few months including the largest wobble on Wall Street for two years during the start of august.*

*However, analysts remain bullish and suggest that the corrections are due to the markets adjusting to the anticipation of higher interest rates. A recent survey shows that UK finance officers' risk appetite, which will include hiring, new products and higher property demand, is the highest for over seven years. UK property does not reflect this sentiment yet, but there is increasing levels of corporate demand, which is yet to crystallise into take-up of new/additional floorspace.*

*A helpful indicator of UK tenant demand, by sector, is the IpD monthly data for void rates (graph 3). Both the retail and industrial sectors have void rates around the 10-year average and well below the 2009 peak. The office market has behaved differently with a peak last year, but this includes stock with a high degree of obsolescence.”*

## Other Commercial Research – July 2014

DSP have carried out additional commercial property values research across the district. Information has been gathered from various agents as listed in the table below.

*Note: Additional research on available land for sale is included within the next section.*

Address	Agent	Size (m2)	Type	Price per Sq.m	Price pa
<b>Leasehold</b>					
Cattle Dyke, Gorefield	Maxey Ground & Co	555	INDUSTRIAL	£30.63	£17,000
Creek Fen, March	Premier Properties	351	INDUSTRIAL	£28.49	£10,000
55 – 57 High Street, March	Co-operative Estates	179	OFFICE	£69.83	£12,500
Alexandra Road, Wisbech	Maxey Ground & Co	174	OFFICE	£91.95	£16,000
Melbourne Avenue, March	Cheffins	90	OPEN LAND INDUSTRIAL / OFFICE	£500.00	£45,000
High Street, March	Premier Properties	156	RETAIL	£54.49	£8,500
Foundary Way, March	Barker Storey Matthews	432	WAREHOUSE / OFFICE	£53.24	£23,000

Address	Agent	Size (m2)	Type	Price per Sq.m	Freehold Guide Price	Comments
<b>Freehold</b>						
Market Street, Wisbech	Riverside Lettings	121	CAFÉ	£1,240	£150,000	
High Street, Manea	Cheffins	295	CARE HOME	£2,017	£595,000	Recently converted into a care home with planning permission for manager's apartment.
Wisbech Road, March	Cheffins	339	INDUSTRIAL	£870	£295,000	
Eastwood End, Wimblington	Premier Properties	1114	INDUSTRIAL	£242	£270,000	
High Street, March	Cheffins	126	OFFICE	£1,587	£200,000	
Market Place, Wisbech	Cheffins	139	OFFICE	£1,079	£150,000	
Market Street, Whittlesey	Malcolm James	176	RESTAURANT	£966	£170,000	Former Chinese restaurant (40-45 covers) and flat above.
46 High Street	HO2 PLC	154	RETAIL	£1,623	£250,000	Historically planning permission had been granted for the conversion of the first floor to a self-contained flat.
Broad Street, Whittlesey	Malcolm James	111	RETAIL	£2,694	£299,000	Currently off-licence and takeaway with a four bed flat above.

## Stakeholder Consultation

As part of the information gathering process, DSP invited a members of the Fenland District Council Development Industry Forum to help contribute by providing local market residential / commercial values information in order to help inform our study assumptions, alongside our own research, experience and judgements – by way of a survey / pro-forma (containing suggested assumptions) supplied by email by DSP for comment. The introductory email contained a short introduction about the project, it also explained the type of information we required and assured participants that any information they may provide would be kept in confidence, respecting commercial sensitivities throughout the whole process.

The list of the Development Industry Forum members contacted is listed below: -

Development Industry	
Maxey, Grounds & Co	Xcelld Ltd – Renewable Energy
Engineering Support Practice Ltd	Hutchinsons Planning and Development Consultants
Johnson Design Practice	L Bevins Associates Ltd
Craig Brand Architectural Design Services	Anfoss Ltd
Planning Places for People	John Martin and Associates
Xcelld Ltd – Renewable Energy	Anglia Building Consultants
David Broker Design Services	Peter Humphrey Associates Ltd
David Taylor Associates (UK) Ltd	Richard Brown Planning
Construct Reason Ltd/ Kenford Developments Ltd	Rose Homes (EA) Ltd
Circle Housing Group	Partner, Bloombridge Development Partners
Swann Edwards Architecture	Manager – Highways Development Manager
Maxey Grounds & Co	Brand Associates
Middle Level Commissioners	Town Planning Consultant
Grahame Seaton Design Ltd	James England Ltd
Architectural Services	

The response rate overall was limited. However, this is not unusual for this type of process in DSP's wide experience of undertaking CIL and other strategic level viability testing. There are a range of sensitivities and aspects involved, which were acknowledged by DSP throughout the process.

However, any information / comments that were provided as a result of this consultation helped to inform and check / support our assumptions and are noted within the 'Feedback Log' (below) and the report text.

## Feedback Log

Market soundings provided where available from local agents / developers operating in the Fenland area for residential and commercial sales / lettings (general market conditions and values) and, where possible, land values. *Note: Any land values feedback will be considered in the next section.*

## Residential

- Wisbech St Mary's residential values range from £1650 - £1750/m<sup>2</sup> – the higher figure noted as the maximum value for 3 bed detached properties;
- March residential values are generally 5% - 10% higher at around £1600 - £1800/m<sup>2</sup>;
- Chatteris is 10% - 15% higher at around £1650 - £1900/m<sup>2</sup>;
- Most areas of the district range between £1550 - £1750/m<sup>2</sup>;
- Generally residential values south of the district are around £1700/m<sup>2</sup> and the central and northern areas of the district between £1400 - £1700/m<sup>2</sup>;
- A development of chalet bungalows at Wisbech achieved approximately £1400/m<sup>2</sup>;
- A small development of three large 3-bed bungalows in March achieved £2580/m<sup>2</sup> – noted as a high specification development;
- A mix development of 2 and 3 bed bungalows, chalet bungalows and houses in a good location in Chatteris achieved £1590/m<sup>2</sup>.

## Commercial (existing property based)

- With reference to Wisbech; industrial rents for small units (<300/m<sup>2</sup>) circa £40/m<sup>2</sup>, medium (500 – 1000/m<sup>2</sup>) circa £30/m<sup>2</sup> and large units (>1500/m<sup>2</sup>) circa £20 - £25/m<sup>2</sup>. Values decrease as size of the units increase;
- Yields circa 8% for the best small units increasing to 10% for larger units;
- March industrial values noted to be of a similar level to Wisbech;
- Edge of town retail rents in March indicated to be circa £100 - £110/m<sup>2</sup>.

**Note and acknowledgement:**

*Some information provided to DSP through the consultation process was noted as sensitive and is therefore not included below. Through emails exchanged and discussions providing local soundings, we also agreed not to quote particular sources, addresses or other specifics.*

*DSP would like to thank and express our appreciation to those who engaged with this process.*

## **Land Values Research**

### **Context – land values thinking and factors**

The text here relates to the principles referred to in the main body text of the viability assessment report – e.g. within sections 2.1, 2.11 and chapter 3.

- Land value in any given situation should reflect specific viability influencing factors, such as:
  - the existing use scenario;
  - planning potential and status / risk (as an indication and depending on circumstances, planning risk factors may equate to a reduction from a “with planning” land value by as much as 75%);
  - development potential – scale, type, etc. (usually subject to planning) and;
  - development constraints – including site conditions and necessary works, costs and obligations (including known abnormal factors);
  - development plan policies
- It follows that the planning policies and obligations, including any CIL, will have a bearing on land value; as has been recognised by CIL examiners and Planning Inspectors.
- In order to consider the likely viability scope for a range of potential (trial) CIL contribution rates in relation to any development scheme relevant to the Local Plan and its policies, the outturn results of the development appraisals (the RLVs viewed in £/ha terms) need to be somehow measured against a comparative level of land value. This is a key part of the context for reviewing the strength of the results as those change across the range of assumptions on sales values (GDVs), trial CIL and

other sensitivity tests (crucially including the effect of affordable housing policy targets applied fully in the case of the residential tests).

- This comparison process is, as with much of strategic level viability assessment, not an exact science. It involves judgements and the well-established acknowledgements that, as with other appraisal aspects, land value circumstances and requirements will in practice vary from scheme to scheme as well as being dependent to some extent on timing in relation to market conditions and other wider influences such as Government policy. The levels of land values selected for this comparison context are often known as ‘benchmark’ land values, ‘viability tests’ (as referred to in our results tables – Appendices IIa and IIb) or similar. They are not fixed in terms of creating definite cut-offs or steps in viability, but in our experience they serve well in terms of adding a layer of filtering to the results, to help enable the review of those; they help to highlight the tone of the RLV results and therefore the changing strength of relationship between the values (GDVs) and development costs as the appraisal inputs (assumptions) change.
- As suitable (appropriate and robust) context for a high level review of this nature, DSP’s practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons in this way. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those. This approach reflects the land supply picture that the Council expects to see.
- The land value comparison levels are not fixed or even guides for use on scheme specifics; they are purely for this assessment purpose. In our experience, sites will come forward at alternative figures – including in some cases beneath the levels assumed for this purpose. We have considered land values in a way that supports an appropriately “buffered” type view of considering the scope for CIL rates setting.
- To inform these land value comparisons or benchmarks we sought to find examples of recent land transactions locally. In this case we received some useful indications from the various soundings we took and sources we explored. This confirmed our own views on suitable land value comparison assumptions for the assessment purpose. In the usual and appropriate way for such a study, we also reviewed information sourced as far as possible from the VOA, previous research / local studies / advice provided by the Council, through seeking local soundings, EGi; and



from a range of property and land marketing web-sites. Details, so far as available, are provided in this Appendix – see below

- In terms of the VOA, data available for comparison has reduced significantly since the July 2009 publication of its Property Market Report (PMR), with data provided only on a limited regional basis in the later reporting. The VOA now no longer produces a PMR and suggests that caution should be used when viewing or using its data. Nevertheless in areas where it is available, the data can provide useful indicators, certainly in terms of trends.
- This consideration of land values assumes all deductions from the GDV covered by the development costs assumptions.
- Agricultural land values reported by the VOA and a range of other sources are indicated to be circa £20,000/ha in existing use). The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations in such scenarios would not go beyond these levels – they could well do in a range of circumstances.
- Land value judgements for the assessment purpose are based on seeking to ensure a competitive return to a willing landowner, as is recognised through the RICS guidance on ‘Financial Viability in Planning’ (RICS GN 94/2012 – as noted below), the NPPF requirements and other papers on viability assessment such as noted within Report Chapters 1 and 2.
- The consideration of land value – whether in the RICS’ terms (see below) or more generally for this context, involves looking at any available examples (‘comparables’) to inform a view on market value and may well also involve considering land value relating to an existing or alternative use (‘EUV’ or ‘AUV’). Existing use value may also be referred to as ‘CUV’ (i.e. current use value). In addition, there may be an element of premium (an over-bid or incentive) over ‘EUV’ or similar required to enable the release of land for development.

- The HCA's draft document 'Transparent Viability Assumptions' that accompanies its Area Wide Viability Model suggested that *'the rationale of the development appraisal process is to assess the residual land value that is likely to be generated by the proposed development and to compare it with a benchmark that represents the value required for the land to come forward for development'*. This benchmark is referred to as threshold land value in that example: *'Threshold land value is commonly described as existing use value plus a premium, but there is not an authoritative definition of that premium, largely because land market circumstances vary widely'*. Further it goes on to say that *'There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied'*.
- RICS Guidance<sup>1</sup> refers to site value in the following *'Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan... The residual land value (ignoring any planning obligations and assuming planning permission is in place) and current use value represent the parameters within which to assess the level of any planning obligations'*.
- The Local Housing Delivery Group report<sup>2</sup> chaired by Sir John Harman, notes that *'Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.*

*We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values'.*

- Any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued

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<sup>1</sup> Financial Viability in planning – RICS Guidance note (August 2012)

<sup>2</sup> Local Housing Delivery Group – Viability Testing Local Plans (June 2012)

or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative uses on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.

- In summary, given the circumstances relevant at present in Fenland, reference to the land value benchmarks range as outlined within the report and as shown within Appendices IIa and IIb results summary tables footnotes (range overall £250,000 to £1m/ha) as informed by the information feedback received, have been formulated with reference to the principles outlined above and are considered appropriate.

## **Land value – further context – wider information, following by Local soundings and information so far as available.**

### **Savills Market in Minutes: Residential Development Land May 2014**

The headline read: *'UK greenfield land values continue to increase and market sentiment is strong'*

The report went on to comment as follows (NB: most London based commentary removed; same applies re South East references, except where beneficial to the context of these extracts):

*'UK greenfield land values grew 7.5% in the year to March 2014. Urban values are up 6.4% over the same period. Land price growth outside London was strongest in the North, where greenfield values grew 8.1% in Q1, albeit off a low base.'*

*'Our market survey indicates increasing land supply, particularly in the South East, but the underlying shortage of suitable sites remains a major barrier to housing delivery and is putting pressure on land prices.'*

*'Market sentiment is strong, identified as 'positive' on 78% of the sites we monitor. Just 2% have seen conditions weaken.'*

### **Recovery spreads**

*'Strong demand for a limited pool of sites continues to drive land price growth. National greenfield development land values, excluding London, increased by 7.5% in the year to March 2014. Urban land values grew by 6.4% over the same period.'*

*'The South East's resurgent housing market has driven greenfield land value growth across the region. Prices grew by 11.2% in the year to Q1 2014, followed by the land markets of the West at 6.8%. Regional averages disguise particularly buoyant local markets. In Crawley, Leamington Spa, Oxford, Sevenoaks and St Albans greenfield land values are in excess of 2007 highs.'*

*'The first quarter of 2014 also saw improved performance outside the highest value towns. Manchester, Leeds and Birmingham, bolstered by Help to Buy and improving new homes sales rates are now also experiencing land price growth and activity as housebuilders and developers secure new sites.'*

*'The first quarter of 2014 saw a marked shift in some northern land markets. Greenfield land prices increased by 8.1% in Q1 2014, with urban land values up 5% over the same period, albeit from a low base (greenfield and urban land here remains 53% and 69% below their former peaks). Higher value markets such as Durham and York continue to outperform, but cities such as Leeds are also beginning to benefit from the wider market recovery.'*

### **Land supply**

*'Savills survey of greenfield sites coming to market recorded an uptick in the first quarter of 2014, indicating that the policies of the NPPF coupled with an improving market may be beginning to make a difference to land supply. 46% of the locations we monitor saw an increase in the number of sites coming to market, compared to just 19% posting an increase the prior quarter.'*

*'The growth in new supply has been most marked in the South East where almost half of locations showed an increase in land supply, compared to just 10% of locations in Q4 2013. There has already been an increase in the number of planning permissions following*

*the introduction of the NPPF, coupled with a perceptible shift in sentiment in the housebuilding industry. This is having a positive impact on the land markets.'*

*'According to our sentiment survey, agents reported positive conditions in 78% of locations we monitor, for 20% they cite 'no change', while on just 2% conditions have weakened in Q1 2014. Nonetheless, strong demand for land from national builders ramping up output means that any new supply will be quickly absorbed. As an example, Bellway expects to increase volumes by 20% in its current financial year, and is replacing its landbank faster than build out rates as it prepares for growth. Some regional builders with intentions to become national players, such as Inland Homes, are scaling up operations, and adding to the demand for sites. Builders are increasingly willing to pay premiums to secure the right site in the face of increasing competition.'*

*'Land supply remains one of the greatest barriers to housing delivery, third only to planning delays and materials availability according to respondents of the quarterly HBF survey.'*

*'According to the RICS UK Construction Market Survey Q1 2014, skills shortages are another market barrier that may threaten the pace of recovery.'*

## **Knight Frank: Residential Development Land Index Q1 2014**

Headline reads: *'Residential development land values in England and Wales up by 7.3% in year to March 2014'*

Key facts:

- *'Residential development land prices in England and Wales **rose by 0.8% in Q1 2014***
- ***Greenfield land values have climbed 7.3% in the year to March 2014'***

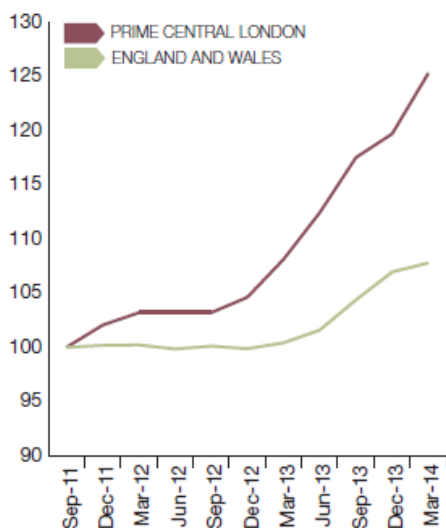
*'Development land values in England and Wales rose for the fifth consecutive quarter in Q1, but the pace of growth was slower than that seen in the three preceding quarters, at 0.8% compared to a 2.4% increase between October and December last year. The direction of travel is still upwards however, with the annual rate of growth rising from 7.1% in 2013 to 7.3% in the 12 months to the end of March.'*

*'Land prices are rising as the housing markets in many parts of the UK are gaining momentum for the first time since the financial crisis. House prices and transactions have both picked up over the last year in many areas. Sentiment among households has also risen*

*strongly as consumers have become more confident that the UK has truly emerged from recession. The latest Knight Frank/ Markit House Price Sentiment Index shows that households in every region of the UK felt that the value of their home rose in March. Transaction levels in February this year were nearly 32% higher than in February last year, and at levels not seen since 2007.'*

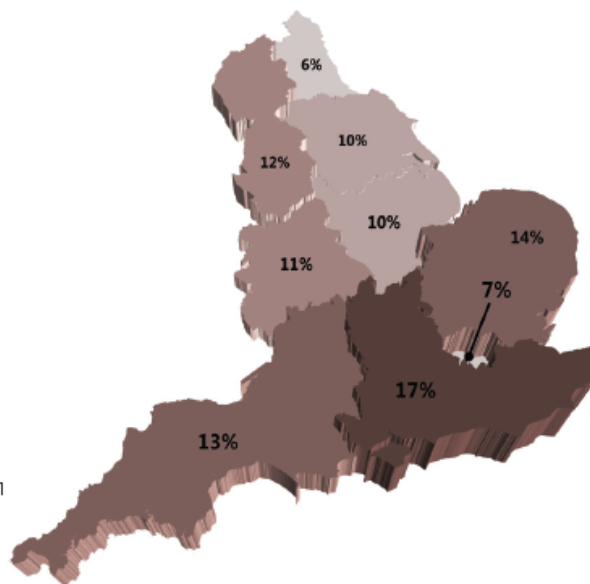
*'The structural undersupply of homes in the UK is well documented. But demand was constrained in the years following the financial crisis because of a lack of mortgage finance. This problem has been addressed through Funding for Lending, and since March last year, via the Help to Buy Equity Loan. Help to Buy broadened the scope for buyers to climb onto the property ladder, as well encouraging a step up in development activity. So far it has helped more than 16,000 buyers purchase a new home – the regional take-up of the loan is shown in figure 2. The Chancellor's announcement last month that this scheme would be boosted by £6 billion and extended by 4 years to run to 2020 was broadly welcomed in the industry, as it will allow developers to commit to larger-scale projects which take longer to build out.'*

**FIGURE 1**  
**Growth in development land prices**  
Indexed September 2011



Source: Knight Frank Residential Research

**FIGURE 2**  
**Take-up of Help to Buy Equity Loan**  
in England Regional breakdown (to Jan 2014)



Source: HCA

*'Yet as the demand for land increases, supply remains constrained, particularly "ovenready" sites with planning permission. This has helped underpin prices. Additionally, the more buoyant market has cut average sales times, thereby reducing the cost of capital on schemes and allowing more room for land price growth. But at the same time, developers are also grappling with rising costs. The latest Government figures show that private housing*

*construction costs rose by 2.5% in the final quarter of last year alone, and by 5.3% in the year as a whole, outpacing the rise in costs in every other part of the construction sector except private commercial development. Rising labour expenses are feeding into these increased costs, as is a chronic shortage of materials which is forcing some housebuilders to import concrete blocks and slates from Europe.'*

England and Wales Residential Development Land Index				
Date	Res dev land index	12-month % change	6-month % change	3-month % change
Sep-11	100.00			
Dec-11	100.18			0.2%
Mar-12	100.22		0.2%	0.0%
Jun-12	99.85		-0.3%	-0.4%
Sep-12	100.11	0.1%	-0.1%	0.3%
Dec-12	99.87	-0.3%	0.0%	-0.2%
Mar-13	100.42	0.2%	0.3%	0.5%
Jun-13	101.60	1.8%	1.7%	1.2%
Sep-13	104.38	4.3%	4.0%	2.7%
Dec-13	106.97	7.1%	5.3%	2.5%
Mar-14	107.79	7.3%	3.3%	0.8%

## Knight Frank: Residential Development Land Index Q2 2014 - Update

Headline reads: 'Residential development land values rise 1% in Q2'

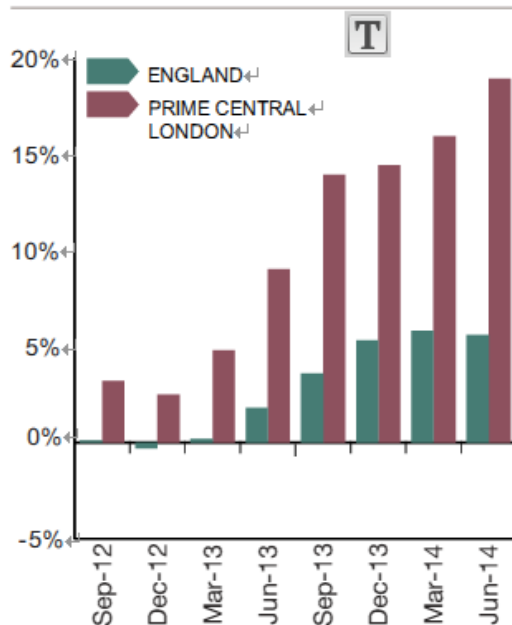
Key facts:

- Residential development land prices in England and Wales **rose by 1% in Q2 2014;**
- Greenfield land values are **5.6% higher on an annual basis;**
- Prime central London development land values are **up 18.9% year on year.**

The 1% growth in the value of development land in England and Wales between April and June matches that seen in the first three months of the year, although it marks a slight decline from the quarterly growth in the second half of last year. The increase in land values mirrors the growth seen in house prices over the last year, and as the map below shows, the pace of growth in land prices is also regionalised, just like house prices. The biggest growth in land values has been seen in prime central London, where urban development sites climbed by an average of 6.7% in Q2.

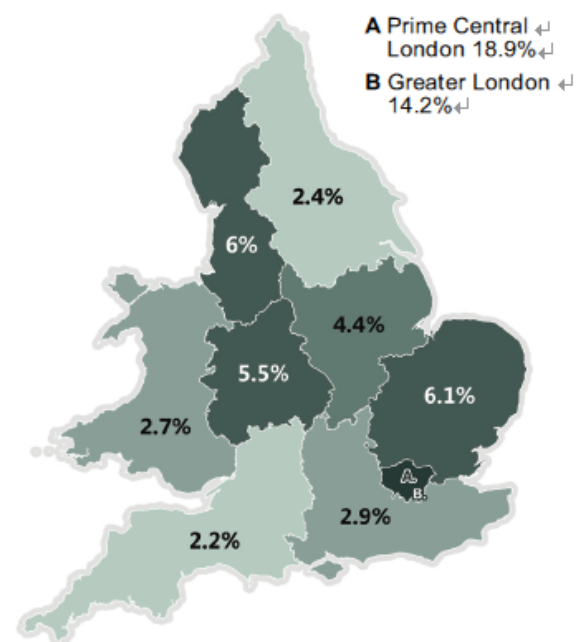
Brownfield sites outside PCL in Greater London have seen the next biggest rise in values, climbing by an average of 14.2% year-on-year. Yet it is not just a case of a north-south divide in land price movements. While greenfield site values in the South East have risen around 3% on the year, those in the North West are up by 6%.

FIGURE 1 ↵  
**Annual change in development land values**



Source: Knight Frank Residential Research

FIGURE 2 ↵  
**Regional growth** ↵  
Annual growth in land values Q2 2013-Q2 2014



Source: Knight Frank Residential Research

The values in the North West are rising from a lower base per acre, but nevertheless, this increase underlines a return of investment into these markets.

The housing market has picked up over the last 18 months, not only in terms of prices, but also transactions, with the number of new home sales up by 18 in the first quarter of this year compared to the same period last year, according to Land Registry data.

The Council of Mortgage Lenders reported that in June, its members advanced the highest number of loans to first-time buyers than at any time since December 2007, underlining the depth of pent-up demand in the housing market. The Help to Buy Equity Loan has helped uncork this demand, especially in the North and Midlands. This has been reflected in robust sales volumes reported by housebuilders in their half-year results. But some



developers have noted that the pace of growth in demand may be starting to slow. This could be partly due to the lending market adjusting to recent policy developments. There have been several high profile changes to the mortgage market recently, including April's Mortgage Market Review, and new rules from the Bank of England's Financial Policy Committee on lending limits.

Developers have also been facing increased build costs over the last year or so, as the turnaround in construction activity has put pressure on supply. This is likely to remain the case for some time, and construction cost inflation, ranging from the cost of materials to wages for workers, could in some cases act as a dampener on land prices.

## Land value indications – June / July 2014

Address	Agent	Size / ha	Type	Price per ha / plot – Indication where available	Marketing / Guide Price / Indication	Comments
Whitemoor Road, March	Strutt & Parker	180.49	FARMLAND	£29,365	£5,300,000	
Bank Farm, Thorny	Brown & Co	181.49	FARMLAND	£26,172	£4,750,000	
Chapel of Ease Farm	Brown & Co	112	FARMLAND	£23,214	£2,600,000	
Newgate Street, Doddington	Taylors Estate Agents	1.29	DEVELOPMENT LAND	£678,295	£875,000	PP granted for 8 detached houses
Tydd St Giles	Brown & Co	35.29	ARABLE LAND	£21,252	£750,000	
Gull Road, Guyhirn	Maxey Ground & Co	n/a	BUILDING PLOT	£85,000 / plot	£340,000	Four plots with PP for 4 detached houses
Silver Street, March	William H Brown	n/a	BUILDING PLOT	£74,000 / plot	£295,000	Outline PP for four, 2-storey dwellings
The Causeway, Thorney	Winkworth	0.19	BUILDING PLOT	£1,421,053	£270,000	PP granted for 4 units. £67,500 / plot
The Avenue, March	Haart	n/a	BUILDING PLOT	£125,000 / plot	£250,000	Outline PP for 2 units one detached house and a detached bungalow
School Road, Upwell	Maxey Ground & Co	n/a	BUILDING PLOT	£55,000 / plot	£220,000	PP granted for four units in courtyard style development. Village centre.
Elliot Road, March	Ellis Winters	n/a	BUILDING PLOT	£100,000 / plot	£200,000	PP granted for two 4-bed detached bungalows

Address	Agent	Size / ha	Type	Price per ha / plot – Indication where available	Marketing / Guide Price / Indication	Comments
Brewery Close, Wisbech	Maxey Ground & Co	0.2	BUILDING PLOT	£925,000	£185,000	PP granted for four 2-bed detached bungalows and one 3-bed detached bungalow. £37,000 / plot
Station Road, Whittlesey	Malcolm James	n/a	BUILDING PLOT	£60,000 / plot	£180,000	Outline PP granted for two 2-bed detached bungalows and two 3-bed detached bungalows. However, only three plots are being offered.
Doddington Road, Benwick	Haart	n/a	BUILDING PLOT	£42,500 / plot	£170,000	PP granted for two 2-bed semi-detached houses and a further two 3-bed semi-detached houses
Grange Road, March	William H Brown	0.3	BUILDING PLOT	£566,650	£169,995	PP granted for a 5-bed detached house and a light industrial unit
Gorefield	Sowerbys	0.5	BUILDING PLOT	£338,000	£169,000	PP granted for 5-bed detached dwelling – passive house
Town Street, Upwell, Wisbech	William H Brown	n/a	BUILDING PLOT	£40,000 / plot	£160,000	Outline PP granted for four houses
Fallow Corner Drove, Manea	Maxey Ground & Co	0.145	BUILDING PLOT	£1,034,483	£150,000	Outline PP granted for two detached houses with garages. £75,000 / plot.

Address	Agent	Size / ha	Type	Price per ha / plot – Indication where available	Marketing / Guide Price / Indication	Comments
Bar Drove, Friday Bridge	William H Brown	0.31	BUILDING PLOT	£483,871	£150,000	PP granted for a 4-bed detached house with garage
Leverington Road, Wisbech	William H Brown	n/a	BUILDING PLOT	£37,500 / plot	£150,000	PP granted for four 2-bed houses (3-storey)
Mill Hill Lane, March	William H Brown	n/a	BUILDING PLOT	n/a	£140,000	PP granted for a four bed detached house with double garage
Burnt House Road, Whittlesey	William H Brown	0.1	DEVELOPMENT LAND	£1,400,000	£140,000	PP granted for six 3-bed semi-detached houses. £23,000 / plot
Sutton Road, Leverington	Fine & Country	n/a	BUILDING PLOT	n/a	£135,000	Outline PP granted for a 5-bed detached house. Part of 8 building plots altogether.
Doddington Road, Chatteris	William H Brown	n/a	BUILDING PLOT	n/a	£130,000	PP granted for a detached 'live and work style home'.
Station Road, Manea	William H Brown	n/a	BUILDING PLOT	n/a	£129,995	PP granted for a 5-bed detached house and a light industrial unit
Overstone, March Road, Coldham	Haart	n/a	BUILDING PLOT	n/a	£110,000	PP currently being renewed for a large detached house.
Mill Road, Murrow, Wisbech	William H Brown	n/a	BUILDING PLOT	n/a	£99,995	Large detached house – plot 1 of 4.

Address	Agent	Size / ha	Type	Price per ha / plot – Indication where available	Marketing / Guide Price / Indication	Comments
Jobs Lane, March	Maxey Ground & Co	n/a	BUILDING PLOT	Plot 1: £95,000 Plot 2: £107,500	£202,500	PP granted for two 3-bed detached bungalows

## Property Market Report Land Data

Source: [www.voa.gov.uk](http://www.voa.gov.uk), stakeholder consultation & site specific viability information

### Residential Building Land

NOTE: average figure taken from the January and July figures of each year

	2007	2008	2009	2010	2011
East	£3,511,009	£3,312,542	£2,393,804	£2,298,052	(see detail below)

VOA Residential Development Land Survey July 2009			
Region	Small sites (less than 5 houses)	Bulk Land (in excess of 5 hectares)	Sites for flats or maisonettes
	£/Ha	£/Ha	£/Ha
Eastern	2,630,000	2,860,000	3,050,000
Peterborough	1,650,000	1,400,000	1,900,000

Residential Development Land at 1 <sup>st</sup> January 2011		Suburban Land of 0.5 Hectares
Region	Location	£/Ha of Site Area
East	Norwich	£1,600,000
	Cambridge	£2,900,000

Location	Cleared industrial development site 0.5 – 1.0 hectares £ per hectare
Eastern Region	
Norwich	£425,000
Cambridge	£740,000

## Further land value indications as available – Feedback Log

As noted in the previous section, we contacted a number of local stakeholders through Fenland District Council's Development Industry Forum (members ranging from house builders, agents, planning consultants etc.) to take part in a stakeholder survey. The comments with regards to land values are noted below.

*Note: Some information provided to DSP through the consultation process was noted as sensitive and is therefore not included below. Through emails exchanged and discussions providing local soundings, we also agreed not to quote particular sources, addresses or other specifics. DSP would like to thank those who engaged with this useful process.*

- Generally throughout the district, individual house plots can range from £50,000 to £100,000;
- Indicative plot values in relation to small sites with no affordable housing and low infrastructure requirements were noted at circa £25,000 for semi-detached properties and £30,000 to £40,000 for detached properties;
- It was noted by one respondent that there is often little or limited demand for larger sites within the district as they tend not to be viable at full policy compliant affordable housing levels. Values for these larger type of sites indicated at between £100,000 to £150,000/acre (say £250,000 to £370,000/hectare). At the upper level of residual indicated here, it was considered that there may be increased surplus available for the scenario to bear a greater scope of planning obligations;
- Other DSP research found a small number of examples indicating that larger detached house plots being marketed at the time ranged from £74,000 to £135,000; 2-3 bed bungalows range from £37,000 to £60,000/plot and semi-detached houses range from £37,500 to £42,500/plot. We also noted the largest site for sale was for 8 detached properties at approximately £110,000/plot (£875,000 freehold guide price with a site size of 1.29ha equating to circa £680,000/ha).

**Final Appendix III (DSP v7) text ends**

**Extracts from EGi (Estates Gazette Interactive) online database to follow.**

## EGI -- Comparable Deals Data

Street	Town	Date	Type	Sub-Use Type	Transaction Type	Size /m2	Price	Yield	Price pa	Price /m2	Lease Length	Agent	Notes
Boltoners Road	Wisbech	15/05/2014	Industrial	(B1/B2/B8) General Industrial	Lease	163	0	0.00	8,500	52	3.00	Maxey Grounds & Co LLP	Rents from £8,600 to £17,300 pax   Grade of space: Second-hand Grade B
Off Station Road	Peterborough	13/05/2014	Industrial	(B2) Industrial Park	Sale	378	195,000	0.00	0	0	0.00	Savills	
Foundry Way	March	15/11/2013	Industrial	(B2) Industrial Park	Lease	332	0	0.00	12,200	0	5.00	Barker Storey Matthews	
Foundry Way	March	15/11/2013	Industrial	(B2) Industrial Park	Lease	339	0	0.00	12,500	0	5.00	Barker Storey Matthews	
Berwick Road	Peterborough	03/10/2013	Industrial	(B2) Industrial Park	Lease	3,962	0	0.00	42,000	11	10.00	Barker Storey Matthews	
Europa Way	Wisbech	06/09/2013	Industrial	(B1/B2/B8) General Industrial	Lease	1,657	0	0.00	47,000	0	3.00	Barker Storey Matthews, Brown & Co	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2013-06-17/317087183.pdf" target="_blank">PDF</a>    Date on the market: 15/06/2013   Asking rent per annum: £49500   Grade of space: Second-hand Grade B
Station Road	Peterborough	19/07/2013	Industrial	(B2) Industrial Park	Lease	254	0	0.00	16,000	0	5.00	Barker Storey Matthews	
Fenton Way	Chatteris	03/07/2013	Industrial	(B2) Industrial Park	Lease	138	0	0.00	9,675	0	3.00	Barker Storey Matthews	Particulars-<a href="http://assets.egi.co.uk/PDF/2012-11-22/217024514.pdf" target="_blank">PDF</a>    <a href="http://www.estategazette.com/propertylink/advert/south_fens_enterprise_park-units_1_3_6_8_chatteris-3408174.htm">Property Link Advert</a>   Date on the market: 10/07/2012   Asking rent: £6.50 per sq ft   Grade of space: Second-hand Grade B
Cromwell Road	Wisbech	01/06/2013	Industrial	(B1/B2/B8) General Industrial	Lease	418	0	0.00	0	0	0.00	Savills	
Station Road	Peterborough	24/05/2013	Industrial	(B2) Industrial Park	Sale	261	135,000	0.00	0	0	0.00	Barker Storey Matthews	
Wisbech Road	March	15/05/2013	Industrial	(B1/B2/B8) General Industrial	Sale	587	275,000	0.00	0	0	0.00	Maxey Grounds & Co LLP	Asking price: £275,000 (Freehold)   Part investment, Unit 2 is let on a 3 year lease commencing 1st February 2011.   Grade of space: Second-hand Grade B
Station Road	Peterborough	17/04/2013	Industrial	(B2) Industrial Park	Lease	990	0	0.00	70,000	0	0.00	Barker Storey Matthews	
Berwick Road	Peterborough	03/04/2013	Industrial	(B1/B2/B8) General Industrial	Lease	2,209	0	0.00	58,000	29	5.00	Barker Storey Matthews	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2012-11-23/8023358.pdf" target="_blank">PDF</a>    Rent: £65,000 pax   Fenced and gated site with storage yard   Date on the market: 24/08/2012   Grade of space: Second-hand Grade B
Honeysome Road	Chatteris	22/03/2013	Industrial	(B8) Warehouse & Distribution	Lease	787	0	0.00	20,744	0	3.00	Savills, Barker Storey Matthews	Date on the market: 30/08/2012   Grade of space: Second-hand Grade B
Station Road	Peterborough	20/03/2013	Industrial	(B2) Industrial Park	Lease	356	0	0.00	16,000	36	6.00	Barker Storey Matthews	Site of 0.13 hectares (0.32 acres)   Rent: £16,000 pax   Date on the market: 16/07/2012   Grade of space: Second-hand Grade B
Station Road	Peterborough	15/11/2012	Industrial	(B2) Industrial Park	Lease	285	0	0.00	10,000	35	3.00	Barker Storey Matthews	Asking Rent: £12,500 pax Date on the market: 16/07/2012
Furnhams Lane	Peterborough	01/05/2012	Industrial	(B8) Warehouse & Distribution	Lease	6,178	0	0.00	166,195	27	15.00	Barker Storey Matthews	
Station Road	Peterborough	19/04/2012	Industrial	(B2) Industrial Park	Lease	169	0	0.00	7,500	0	5.00	Budworth Hardcastle	
Berwick Road	Peterborough	15/03/2012	Industrial	(B2) Industrial Park	Lease	971	0	0.00	30,349	0	3.00	Barker Storey Matthews	
Berwick Road	Peterborough	01/02/2012	Industrial	(B1/B2/B8) General Industrial	Lease	2,209	0	0.00	42,927	29	3.00	Barker Storey Matthews	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2012-11-23/8023358.pdf" target="_blank">PDF</a>    Rent: £65,000 pax Fenced and gated site with storage yard Date on the market: 24/09/2012
Nene Parade	Wisbech	31/01/2012	Industrial	(B1/B2/B8) General Industrial	Sale	3,916	605,000	0.00	0	0	0.00	GVA	
Century Way	March	15/01/2012	Industrial	(B1/B2/B8) General Industrial	Lease	139	0	0.00	6,000	43	3.00	Barker Storey Matthews	 
Berwick Road	Peterborough	01/01/2012	Industrial	(B1/B2/B8) General Industrial	Lease	2,052	0	0.00	38,059	19	3.00	Barker Storey Matthews	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2012-11-28/8023358.pdf" target="_blank">PDF</a>    Rent: £59,800 pax Asking rent: £2.50 per Sq ft  Date on the market: 24/09/2012
Berwick Road	Peterborough	01/01/2012	Industrial	(B1/B2/B8) General Industrial	Lease	880	0	0.00	16,587	29	3.00	Barker Storey Matthews	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2012-11-28/8023358.pdf" target="_blank">PDF</a>    Rent: £26,000 pax Asking rent: £2.50 per Sq ft  Date on the market: 24/09/2012
Queen Street	Peterborough	01/07/2014	Leisure	(A3) Food & Drink/Restaurants	Lease	141	0	0.00	0	0	0.00	Barker Storey Matthews	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2013-11-25/317140796.pdf" target="_blank">PDF</a>    Pl ID: 5534399   Asking price: £295,000 (Freehold)   Date on the market: 10/10/2013   Grade of space: Second-hand (Retail)
High Street	March	01/12/2013	Leisure	(A3) Food & Drink/Restaurants	Lease	174	0	0.00	15,000	0	0.00	Maxey Grounds & Co LLP	Planning consent for a restaurant.   Asking rent per annum: £15000   Grade of space: Second-hand (Retail)
North Green	Peterborough	06/11/2013	Leisure	(A4) Drinking Establishment (Pub/Bar)	Sale	292	120,000	0.00	0	0	0.00	Chesterton Humberts	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2013-05-01/317121040.pdf" target="_blank">PDF</a>    Asking Price: £150,000 (Freehold)   Date on the market: 12/04/2013
Station Road	Peterborough	14/10/2013	Offices	(B1B) Business Park	Lease	302	0	0.00	15,000	0	10.00	Barker Storey Matthews	Asking rent per annum: £7000   Grade of space: Second-hand Grade B
High Street	March	15/02/2013	Offices	(B1a) Office	Lease	155	0	0.00	0	0	0.00	Savills	Pl ID: 427950   Date on the market: 15/11/2012   Grade of space: Second-hand Grade B
Post Office Lane	Wisbech	01/09/2012	Offices	(B1a) Office	Lease	259	0	0.00	0	86	0.00	Barker Storey Matthews	Asking rent: £8.00 per Sq Ft  
Church Terrace	Wisbech	21/06/2012	Offices	(B1a) Office	Assignment	519	0	0.00	0	0	0.00	TSP	
Gaul Road	March	15/01/2013	Other	Farm	Sale	9,024	0	0.00	0	0	0.00	Barford + Co Limited	Particulars-<a href="http://assets.egi.co.uk/PDF/s/2012-10-29/317086849.pdf" target="_blank">PDF</a>    The size of the site area is 0.90 Hectares (2.23 acres).   The site is comprised of twelve industrial/Warehouse Units. Totaling 1,152 sq m (12,395 sq ft) Approx. Five Units Currently Let Producing £10,260 Per Annum Exclusive. Date on the market: 07/08/2012
	Wisbech	01/05/2014	Retail	(A1/A2/A3/A4/A5) Shopping Centre	Lease	160	0	0.00	35,000	0	10.00	Francis Darrah Chartered Surveyors	
High Street	Wisbech	01/12/2013	Retail	(A1) General Retail	Lease	217	0	0.00	0	0	0.00	Maxey Grounds & Co LLP	Asking price: £225,000 (Freehold)     Grade of space: Second-hand (Retail)
Mill View	March	08/08/2013	Retail	(A1) Foodstore/Supermarket	Investment Sale	3,031	11,550,000	4.80	0	0	0.00		
Market Street	Peterborough	31/07/2013	Retail	(A1) General Retail	Lease	101	0	0.00	4,833	0	0.00	Barker Storey Matthews	
	Wisbech	01/02/2013	Retail	(A1/A2/A3/A4/A5) Shopping Centre	Lease	170	0	0.00	52,500	0	0.00	Jackson Criss, Francis Darrah Chartered Surveyors	
High Street	March	15/11/2012	Retail	(A1) General Retail	Lease	102	0	0.00	9,500	0	5.00	Barker Storey Matthews	Asking rent per annum: £10500.  Date on the market: 03/11/2011
Ramsay Road, Cardea	Peterborough	26/09/2012	Retail	(A1/A2/A3/A4/A5) Shopping Centre	Investment Sale	569	1,025,000	0.00	107,100	0	0.00	Savills	The property comprises a retail parade of six shops.



# EGI Availability Report - Exported 30/07/2014

Street	Town	Size /m2	Tenure	Use Type	Sub-Use Type	Grade of Space	Date	Asking Rent /m2	Rent pa	Asking Price	Agent
Hill Street	Wisbech	116	Leasehold	Office	Business (B1a)	Second-hand Grade B		£43.16	£5,000	Not quoted	Maxey Grounds & Co LLP - Tel: 01945 583123
Nene Parade	Wisbech	2143	Leasehold	Office	Business (B1a)	Second-hand Grade B	11/22/2012	£25.83	£39,679	Not quoted	Brown & Co - Tel: 01553 770771
High Street	March	180	Leasehold	Office	Business (B1a)	Second-hand Grade B	07/12/12	£83.31	Not quoted	Not quoted	Innes England - Tel: 01332 362244
Station Approach	March	167	Leasehold	Office	Business (B1a)	Second-hand Grade B		£86.76	£14,500	Not quoted	Greater Anglia - Tel: 07795 317972
High Street	March	127	Freehold	Office	Business (B1a)	Second-hand Grade B		Not quoted	Not quoted	£0.2 m	Cheffins - Tel: 01223 213666
Park Street	Chatteris	319	Leasehold	Office	Business (B1a)	Second-hand Grade B	06/15/2013	Not quoted	£38,950	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Station Road	Peterborough	157	Leasehold	Office - Business Park	Business (B1a)	Second-hand Grade B	07/16/2012	£50.81	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Eastrea Road	Peterborough	24250	Leasehold or Freehold	Office	Business (B1a)	Design & Build	01/23/2012	Not quoted	Not quoted	Not quoted	Savills - Tel: 01733 344414
Station Road	Peterborough	205	Leasehold	Office	Business (B1a)	Second-hand Grade B	05/29/2014	Not quoted	£14,000	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Elm Road	Wisbech	304	Leasehold	Light Industrial / Business Units	Business (B1c)	Second-hand Grade B	11/22/2012	£39.50	£10,000	Not quoted	Brown & Co - Tel: 01553 770771
South Brink	Wisbech	2040	Freehold	Land Area	General	Not Applicable		Not quoted	Not quoted	Not quoted	Maxey Grounds & Co LLP - Tel: 01945 583123
Chase Street	Wisbech	5160	Freehold	Land Area	General	New - New Build (pre-construction)		Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01489 579579
Murrow Bank	Wisbech	4735	Freehold	Land Area	General	Second-hand Grade B	12/17/2012	Not quoted	Not quoted	£0.3 m	Savills - Tel: 01733 344414
Melbourne Avenue	March	18089	Freehold	Land Area	General	Not Applicable		Not quoted	Not quoted	£0.6 m	Maxey Grounds & Co LLP - Tel: 01354 652502, Savills - Tel: 01733 344414
Ramsey Road	Huntingdon	5585	Freehold	Land Area	General	Second-hand Grade B	07/10/12	Not quoted	Not quoted	£0.22 m	Barker Storey Matthews - Tel: 01480 451578
Ramsey Road	Huntingdon	5585	Freehold	Site Area	General	Second-hand Grade B		Not quoted	Not quoted	£0.22 m	Barker Storey Matthews - Tel: 01480 451578
Aaron Road	Peterborough	13112	Leasehold	Site Area	General	Second-hand Grade B	07/16/2012	Not quoted	£64,800	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Boleness Road	Wisbech	165	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	£8,600	Not quoted	Maxey Grounds & Co LLP - Tel: 01945 583123
Thorney Road	Wisbech	447	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	Not quoted	Not quoted	Maxey Grounds & Co LLP - Tel: 01945 583123
Enterprise Way	Wisbech	2908	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£24.11	£70,000	Not quoted	Januaries Commercial Property Consultants - Tel: 01223 326800, Maxey Grounds & Co LLP - Tel: 01945 583123
Pius Drove	Wisbech	592	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£25.40	Not quoted	Not quoted	Maxey Grounds & Co LLP - Tel: 01945 583123
Thorby Avenue	March	193	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	New - New Build (existing)	09/22/2012	£53.82	£10,400	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Hostmoor Avenue	March	529	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Hostmoor Avenue	March	961	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Thorby Avenue	March	1444	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	07/18/2012	£34.55	Not quoted	Not quoted	Barford + Co Limited - Tel: 01480 213811, Barker Storey Matthews - Tel: 01480 451578
Thorby Avenue	March	2323	Leasehold or Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Design & Build	01/20/2012	Not quoted	Not quoted	£0.2 m	Barker Storey Matthews - Tel: 01480 451578, Lambert Smith Hampton - Tel: 01223 276336
Wisbech Road	March	587	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	Not quoted	£0.3 m	Cheffins - Tel: 01223 213666
Creek Fen	March	754	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	07/10/12	Not quoted	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Station Road	Peterborough	157	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	£8,000	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Station Road	Peterborough	163	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	09/06/13	Not quoted	£10,250	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Station Road	Peterborough	163	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	09/06/13	Not quoted	£10,250	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Station Road	Peterborough	331	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	05/10/14	Not quoted	£16,000	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Off Station Road	Peterborough	1578	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	09/29/2012	Not quoted	Not quoted	£0.18 m	Barker Storey Matthews - Tel: 01733 897722, Edward Symmons LLP - Tel: 020 7955 8454
Benwick Road	Peterborough	880	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£29.60	£26,000	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Benwick Road	Peterborough	971	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£29.60	£31,353	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Benwick Road	Peterborough	2052	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£29.60	£59,800	Not quoted	Barker Storey Matthews - Tel: 01733 897722
Hostmoor Avenue	March	529	Freehold	General Industrial	Industrial (B2)	Second-hand Grade B	09/22/2012	Not quoted	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Hostmoor Avenue	March	961	Freehold	General Industrial	Industrial (B2)	Second-hand Grade B	09/22/2012	Not quoted	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Honeysome Road	Chatteris	660	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B		Not quoted	Not quoted	Not quoted	Pall Mall Estates - Tel: 0121 228 0000
Honeysome Road	Chatteris	771	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B		Not quoted	Not quoted	Not quoted	Pall Mall Estates - Tel: 0121 228 0000
Fenton Way	Chatteris	138	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B	07/10/12	£69.97	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Fenton Way	Chatteris	138	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B	07/10/12	£69.97	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Fenton Way	Chatteris	138	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B	07/10/12	£69.97	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Fenton Way	Chatteris	138	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B	07/10/12	£69.97	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Fenton Way	Chatteris	138	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B	07/10/12	£69.97	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01480 451578
Broadend Road	Wisbech	10522	Freehold	Storage and Distribution	Industrial (B8)	Not Applicable		Not quoted	Not quoted	£0.25 m	Maxey Grounds & Co LLP - Tel: 01945 583123
Market Place	Wisbech	140	Freehold	Training Centres	Non-resi Institutional Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	£0.15 m	Cheffins - Tel: 01223 213666
	Wisbech	1277	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	02/01/14	Not quoted	£250,000	Not quoted	JLL - Tel: 020 7493 4933
Blackfriars Road	Wisbech	107	Freehold	General Retail	Retail (A1)	Second-hand (Retail)	10/04/13	Not quoted	Not quoted	£0.06 m	Brown & Co - Tel: 01553 770771
High Street	Wisbech	110	Freehold	General Retail	Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	£0.11 m	Maxey Grounds & Co LLP - Tel: 01945 583123
High Street	Wisbech	403	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Not quoted	£22,500	Not quoted	Savills - Tel: 01733 344414, Maxey Grounds & Co LLP - Tel: 01945 583123
Market Place	Wisbech	180	Freehold	General Retail	Retail (A1)	Second-hand (Retail)	02/03/12	Not quoted	Not quoted	£0.22 m	FHP Property Consultants - Tel: 0115 950 7577
North Street	Wisbech	141	Leasehold or Freehold	General Retail	Retail (A1)	Second-hand (Retail)		Not quoted	£6,000	£0.06 m	Maxey Grounds & Co LLP - Tel: 01354 652502

**EGi Availability Report - Exported 30/07/2014**

Street	Town	Size /m2	Tenure	Use Type	Sub-Use Type	Grade of Space	Date	Asking Rent /m2	Rent pa	Asking Price	Agent
Cromwell Road	Wisbech	279	Leasehold	General Retail	Retail (A1)	New - New Build (pre-construction)		Not quoted	Not quoted	Not quoted	Cheetham & Mortimer - Tel: 0161 832 3375
Walton Road	Wisbech	108	Freehold	Foodstore/Supermarket	Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	£0.36 m	Savoy Stewart - Tel: 020 7495 3666
Elm High Road	Wisbech	1048	Leasehold	Non Food Retail Warehouse	Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Edgerley Simpson Howe LLP - Tel: 020 7758 0400
Cromwell Road	Wisbech	419	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	05/23/2014	Not quoted	Not quoted	Not quoted	Savills - Tel: 01733 344414
Cromwell Road	Wisbech	465	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935 5000, Morgan Williams - Tel: 020 7493 4455, Bidwells Property Consultants Limited - Tel: 01223 841841
Cromwell Road	Wisbech	465	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935 5000, Morgan Williams - Tel: 020 7493 4455, Bidwells Property Consultants Limited - Tel: 01223 841841
Cromwell Road	Wisbech	465	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935 5000, Morgan Williams - Tel: 020 7493 4455, Bidwells Property Consultants Limited - Tel: 01223 841841
Cromwell Road	Wisbech	743	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935 5000, Morgan Williams - Tel: 020 7493 4455, Bidwells Property Consultants Limited - Tel: 01223 841841
Cromwell Road	Wisbech	7897	Leasehold	General Retail	Retail (A1)	New - New Build (under construction)		Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935 5000, Morgan Williams - Tel: 020 7493 4455, Bidwells Property Consultants Limited - Tel: 01223 841841
Hill Street	Wisbech	219	Leasehold	Mixed-use Retail (A1/2/3/4/5, B1 or	Retail (A1/2/3/4/5)	Second-hand (Retail)		Not quoted	£15,000	Not quoted	Cruso & Wilkin - Tel: 01553 691691
Norfolk Street	Wisbech	136	Freehold	Restaurants and Cafes (Food & Drink)	Retail (A3)	Second-hand (Retail)	10/16/2013	Not quoted	Not quoted	£0.24 m	Brown & Co - Tel: 01553 770771
Elm Road	Wisbech	150	Freehold	Drinking Establishment	Retail (A4)	Not Applicable	01/10/13	Not quoted	Not quoted	£0.25 m	Everard Cole - Tel: 01223 370055

**EGi -- Comparable Deals/Auctions Data - Exported 30/07/2014**

Transaction Type	Street	Town	Deal/Auction	Use type	Sub use type	Size / m2	Price	Yield %	Income pa	Income per sqm	Lease Length	Expiry date	Notes	Vendor/Lessor's agent
Sale	Cromwell Road	Wisbech	05/04/2013	General	Land Area	10,926	Not quoted		Not quoted			Undisclosed		Savills
Sale	East Park Street	Chatteris	01/09/2012	General, Residential Institution	Site Area, Nursing/Care Home (C2)	1,538	£1,100,000		Not quoted			Undisclosed		Savills
Lease	Boleness Road	Wisbech	15/05/2014	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	163	Not quoted		£8,500	£52.21	3	15/05/2017	Rents from £8,600 to £17,300 pax Grade of space: Second-hand Grade B	Mawney Grounds & Co LLP
Sale	Off Station Road	Peterborough	13/05/2014	Industrial / Distribution	Industrial Park (B1/2/8)	378	£195,000		Not quoted			Undisclosed		Savills
Lease	Hall Road	Wisbech	01/04/2014	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	112	Not quoted		£4,466			Undisclosed	Asking rent: £3.70 per Sq Ft Grade of space: New - Refurb (under construction)	Brown & Co
Lease	Hall Road	Wisbech	01/04/2014	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	253	Not quoted		£7,888			Undisclosed	Asking rent: £2.90 per Sq Ft Grade of space: New - New Build (under construction)	Brown & Co
Lease	Hall Road	Wisbech	01/04/2014	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	101	Not quoted		Not quoted			Undisclosed	Grade of space: New - Refurb (under construction)	Brown & Co
Lease	Broadend Road	Wisbech	01/02/2014	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	2,769	Not quoted		£74,520	£26.91		Undisclosed	Asking rent: £2.50 per Sq Ft Grade of space: Second-hand Grade B	Brown & Co
Lease	Foundry Way	March	15/11/2013	Industrial / Distribution	Industrial Park (B1/2/8)	339	Not quoted		£12,500		5	15/11/2018		Barker Storey Matthews
Lease	Foundry Way	March	15/11/2013	Industrial / Distribution	Industrial Park (B1/2/8)	332	Not quoted		£12,200		5	15/11/2018		Barker Storey Matthews
Lease	Benwick Road	Peterborough	03/10/2013	Industrial / Distribution	Industrial Park (B1/2/8)	3,902	Not quoted		£42,000	£10.76	10	03/10/2023		Barker Storey Matthews
Lease	Europa Way	Wisbech	06/09/2013	Industrial / Distribution	General Industrial (B2)	1,657	Not quoted		£47,000		5	06/09/2016	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2013-06-17/317087183.pdf">http://assets.egi.co.uk/PDFs/2013-06-17/317087183.pdf</a>  Date on the market: 15/06/2013 Asking rent per annum: £40500 Grade of space: Second-hand Grade B	Barker Storey Matthews
Lease	Station Road	Peterborough	19/07/2013	Industrial / Distribution	Industrial Park (B1/2/8)	254	Not quoted		£16,000		5	19/07/2018		Barker Storey Matthews
Lease	Fenton Way	Chatteris	03/07/2013	Industrial / Distribution	Industrial Park (B1/2/8)	138	Not quoted		£9,675		3	03/07/2016	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2012-11-22/217024514.pdf">http://assets.egi.co.uk/PDFs/2012-11-22/217024514.pdf</a> Property Link Advert Date on the market: 10/07/2012 Asking rent: £6.50 per sq ft Grade of space: Second-hand Grade B	Barker Storey Matthews
Lease	Cromwell Road	Wisbech	01/06/2013	Industrial / Distribution	General Industrial (B2)	418	Not quoted		Not quoted			Undisclosed		Savills
Sale	Station Road	Peterborough	24/05/2013	Industrial / Distribution	Industrial Park (B1/2/8)	261	£135,000		Not quoted			Undisclosed		Barker Storey Matthews
Sale	Wisbech Road	March	15/05/2013	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	587	£275,000		Not quoted			Undisclosed	Asking price: £275,000 (Freehold) Part investment, Unit 2, to let on a 3 year lease commencing 1st February 2011. Grade of space: Second-hand Grade B	Mawney Grounds & Co LLP
Lease	Station Road	Peterborough	17/04/2013	Industrial / Distribution	Industrial Park (B1/2/8)	990	Not quoted		£70,000			Undisclosed		Barker Storey Matthews
Lease	Benwick Road	Peterborough	03/04/2013	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	2,209	Not quoted		£58,000	£29.39	5	03/04/2018	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2012-11-23/8023358.pdf">http://assets.egi.co.uk/PDFs/2012-11-23/8023358.pdf</a>  Rent: £65,000 pax Fenced and gated site with storage yard Date on the market: 24/09/2012 Grade of space: Second-hand Grade B	Barker Storey Matthews
Lease	Honeysome Road	Chatteris	22/03/2013	Industrial / Distribution	Storage and Distribution (B8)	787	Not quoted		£20,744		3	22/03/2016	Date on the market: 30/08/2012 Grade of space: Second-hand Grade B	Barker Storey Matthews
Lease	Station Road	Peterborough	20/03/2013	Industrial / Distribution	Industrial Park (B1/2/8)	256	Not quoted		£16,000	£36.49	6	20/03/2019	Site of 0.13 hectares (0.32 acres) Rent: £16,000 pax Date on the market: 16/07/2012 Grade of space: Second-hand Grade B	Barker Storey Matthews
Lease	Station Road	Peterborough	15/11/2012	Industrial / Distribution	Industrial Park (B1/2/8)	285	Not quoted		£10,000	£34.98	3	15/11/2015	Asking Rent: £14,500 pax Date on the market: 16/07/2012	Barker Storey Matthews
Lease	Broadend Road	Wisbech	01/07/2012	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	180	Not quoted		Not quoted	£48.12		Undisclosed	Asking rent: £4.47 per Sq Ft	Brown & Co
Lease	Station Road	Peterborough	19/04/2012	Industrial / Distribution	Industrial Park (B1/2/8)	169	Not quoted		£7,500		5	19/04/2017		Budworth Hardcastle
Lease	Benwick Road	Peterborough	15/03/2012	Industrial / Distribution	Industrial Park (B1/2/8)	971	Not quoted		£30,849		3	15/03/2015		Barker Storey Matthews
Lease	Benwick Road	Peterborough	01/02/2012	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	2,209	Not quoted		£42,927	£29.39	3	01/02/2015	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2012-11-23/8023358.pdf">http://assets.egi.co.uk/PDFs/2012-11-23/8023358.pdf</a>  Rent: £65,000 pax Fenced and gated site with storage yard Date on the market: 24/09/2012	Barker Storey Matthews
Sale	Nene Parade	Wisbech	31/01/2012	Industrial / Distribution	General Industrial (B2)	3,916	£605,000		Not quoted			Undisclosed		GVA
Lease	Century Way	March	15/01/2012	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	139	Not quoted		£6,000	£43.06	3	15/01/2015		Barker Storey Matthews
Lease	Benwick Road	Peterborough	01/01/2012	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	2,052	Not quoted		£38,059	£18.84	3	01/01/2015	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2012-11-28/8023358.pdf">http://assets.egi.co.uk/PDFs/2012-11-28/8023358.pdf</a>  Rent: £59,800 pax Asking rent: £2.50 per Sq Ft Date on the market: 24/09/2012	Barker Storey Matthews
Lease	Benwick Road	Peterborough	01/01/2012	Industrial / Distribution	Mixed Industrial - B1, B2, B8 (B1/2/8)	880	Not quoted		£16,587	£29.49	3	01/01/2015	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2012-11-28/8023358.pdf">http://assets.egi.co.uk/PDFs/2012-11-28/8023358.pdf</a>  Rent: £26,000 pax Asking rent: £2.50 per Sq Ft Date on the market: 24/09/2012	Barker Storey Matthews
Sale	Gaul Road	March	10/07/2013	Land	Land	15,054	£1,000,000		Not quoted			Undisclosed	Residential development opportunity Offers in the region of £1,000,000 are sought for the site 0.5 ha (1.24 acres) OPP granted for development of 20 units Grade of space: New - New Build (pre-construction)	Mawney Grounds & Co LLP
Sale	Cromwell Road	Wisbech	15/03/2013	Land	Land	32,779	Not quoted		Not quoted			Undisclosed	Site extends to 1.09 hectares (2.70 acres). Date on the market: 17/12/2012	Savills
Sale	Gaul Road	March	15/01/2013	Land	Farm	18,049	Not quoted		Not quoted			Undisclosed	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2012-10-29/317086849.pdf">http://assets.egi.co.uk/PDFs/2012-10-29/317086849.pdf</a>  The size of the site area is 0.90 Hectares (2.23 acres). The site is comprised of twelve Industrial/Warehouse Units Totalling 1,152 sq m (12,395 sq ft) Approx. Five Units Currently Let Producing £10,260 Per Annum Exclusive. Date on the market: 07/08/2012	Barford + Co Limited
Lease	Grassgate Lane	Wisbech	15/08/2012	Land	Land	12,825	Not quoted		Not quoted			Undisclosed		Brown & Co
Sale	Pymore Siding	Ely	15/06/2012	Land	Land	11,533	£55,000		Not quoted			Undisclosed	Freehold price: £55,000. The size of the site area is 0.38 Hectares (0.95 acres). Date on the market: 20/07/2012 Grade of space: Second-hand (Retail)	Cheffins
Sale	North Green	Peterborough	06/11/2013	Leisure	Drinking Establishment (Pub/Bar) (A4)	282	£120,000		Not quoted			Undisclosed	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2013-05-01/317121040.pdf">http://assets.egi.co.uk/PDFs/2013-05-01/317121040.pdf</a>  Asking Price: £150,000 (Freehold) Date on the market: 12/04/2013	Chesterton Humberts
Lease	Station Road	Peterborough	14/10/2013	Office	Business Parks (B1b)	302	Not quoted		£15,000		10	14/10/2023	Asking rent per annum: £7000 Grade of space: Second-hand Grade B	Barker Storey Matthews
Lease	High Street	March	15/02/2013	Office	Office (B1a)	155	Not quoted		Not quoted			Undisclosed	PL ID: 427950 Date on the market: 19/11/2012 Grade of space: Second-hand Grade B	Savills
Lease	Post Office Lane	Wisbech	01/09/2012	Office	Office (B1a)	259	Not quoted		Not quoted	£86.11		Undisclosed	Asking rent: £8.00 per Sq Ft	Barker Storey Matthews
Assignment	Church Terrace	Wisbech	21/06/2012	Office	Office (B1a)	519	Not quoted		Not quoted			Undisclosed		
Lease	Queen Street	Peterborough	01/07/2014	Retail	Restaurants and Cafes (Food & Drink) (A3)	141	Not quoted		Not quoted			Undisclosed	Particulars:PDF - <a href="http://assets.egi.co.uk/PDFs/2013-11-25/317140796.pdf">http://assets.egi.co.uk/PDFs/2013-11-25/317140796.pdf</a>  PL ID: 5534299 Asking price: £295,000 (freehold) Date on the market: 10/10/2013 Grade of space: Second-hand (Retail)	Barker Storey Matthews
Lease		Wisbech	01/05/2014	Retail	Shopping Centre (A1/2/3/4/5)	160	Not quoted		£35,000		10	01/05/2024		Francis Darrah Chartered Surveyors
Lease	High Street	Wisbech	01/12/2013	Retail	General Retail (A1)	217	Not quoted		Not quoted			Undisclosed	Asking price: £225,000 (Freehold) Grade of space: Second-hand (Retail)	Mawney Grounds & Co LLP
Lease	High Street	March	01/12/2013	Retail	Restaurants and Cafes (Food & Drink) (A3)	174	Not quoted		£15,000			Undisclosed	Planning consent for a restaurant. Asking rent per annum: £15000 Grade of space: Second-hand (Retail)	Mawney Grounds & Co LLP
Investment Sale	Mill View	March	08/08/2013	Retail	Foodstore/Supermarket (A1)	3,031	£11,550,000	4.80	Not quoted			Undisclosed		
Lease	Market Street	Peterborough	31/07/2013	Retail	General Retail (A1)	101	Not quoted		£4,833			Undisclosed		Barker Storey Matthews
Lease		Wisbech	01/02/2013	Retail	Shopping Centre (A1/2/3/4/5)	170	Not quoted		£52,500			Undisclosed		Jackson Cris

**EGi -- Comparable Deals/Auctions Data - Exported 30/07/2014**

Transaction Type	Street	Town	Deal/Auction	Use type	Sub use type	Size / m2	Price	Yield %	Income pa	Income per sqm	Lease Length	Expiry date	Notes	Vendor/Lessor's agent
Lease	Biggs Road	Wisbech	01/02/2013	Retail	Restaurants and Cafes (Food & Drink) (A3)	330	Not quoted		£35,000			Undisclosed	PL ID: 384165 This property is available for an asking leasehold price of £35,000 per annum. Date on the market: 30/03/2012 Grade of space: Second-hand (Retail)	Edward Symmons LLP
Lease	Elm High Road	Wisbech	15/12/2012	Retail	Non Food Retail Warehouse (A1)	1,048	Not quoted		Not quoted			Undisclosed		Edgerley Simpson Howe LLP
Lease	High Street	March	15/11/2012	Retail	General Retail (A1)	102	Not quoted		£9,500		5	15/11/2017	Asking rent per annum: £10500. Date on the market: 03/11/2011	Barker Storey Matthews
Investment Sale	Ramsay Road	Peterborough	26/09/2012	Retail	Shopping Centre (A1/2/3/4/5)	569	£1,025,000		£107,100			Undisclosed	The property comprises a retail parade of six shops.	Savills
Investment Sale	Elm High Road	Wisbech	13/02/2012	Retail	Retail Park (A1/2/3/4/5)	8,175	£24,500,000	5.32	Not quoted			Undisclosed		Edgerley Simpson Howe LLP



**EGi Town Report Prepared**

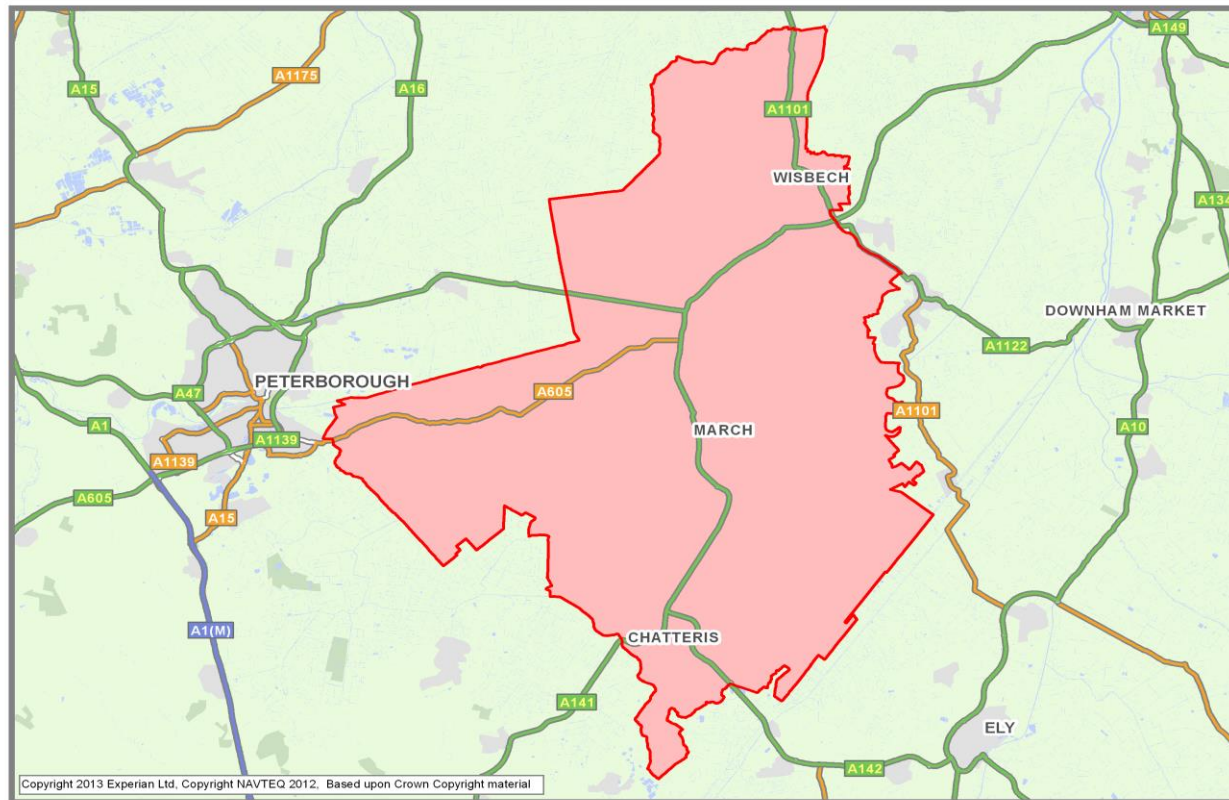
**02 June 2014**

**Area: Fenland (2012 Districts and Council Areas)**

## Map of Area



Area: Fenland (2012 Districts and Council Areas)



## 2001 Census Households Profile



Area: Fenland (2012 Districts and Council Areas)

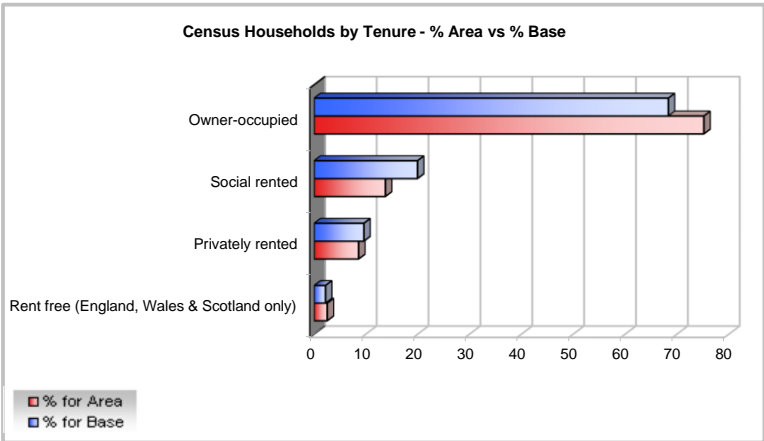
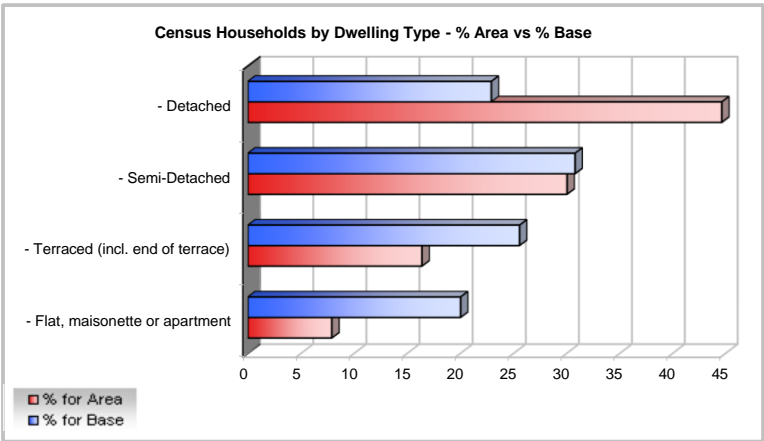
Base: Great Britain

	Data for area	Data as % for area	Data as % for base	Index av=100 0	100	200
<b>Total Resident Population</b>	83,519	100.0	100.0	100		
<b>Total Households</b>	35,191	100.0	100.0	100		
<b>Dwelling Type</b>	36,399	100.0	100.0	100		
All unshared accommodation	36,352	99.9	99.7	100		
- Detached	16,251	44.6	22.9	195		
- Semi-Detached	10,934	30.0	30.8	98		
- Terraced (incl. end of terrace)	5,964	16.4	25.6	64		
- Flat, maisonette or apartment	2,877	7.9	20.0	39		
In purpose built block	2,214	6.1	15.1	40		
In converted/shared building	357	1.0	3.8	26		
In commercial building	306	0.8	1.1	78		
- In caravan or other mobile or temporary structure	326	0.9	0.4	227		
Shared accommodation	47	0.1	0.3	40		
<b>Tenure</b>	35,191	100.0	100.0	100		
Owner-occupied	26,444	75.1	68.3	110		
Owned outright	12,121	34.4	28.9	119		
Owned with mortgage or loan	14,244	40.5	38.7	104		
Shared Ownership	79	0.2	0.6	35		
Social rented	4,836	13.7	19.9	69		
Rented from council	3,961	11.3	14.0	80		
Other social rented	875	2.5	5.9	42		
Privately rented	3,020	8.6	9.6	89		
Private landlord or letting agency	2,636	7.5	8.4	89		
Employer of household member	57	0.2	0.3	64		
Relative or friend of household member	264	0.8	0.6	122		
Other privately rented	63	0.2	0.3	61		
Rent free (England, Wales & Scotland only)	891	2.5	2.2	115		
<b>Cars or vans in household</b>	35,184	100.0	100.0	100		
No cars or vans	6,858	19.5	27.4	71		
1 car or van	16,439	46.7	43.8	107		
2 cars or vans	9,284	26.4	23.1	114		
3 cars or vans	1,988	5.7	4.4	129		
4 cars or vans or more	615	1.7	1.3	131		

2001 Census Households Profile



Area: Fenland (2012 Districts and Council Areas)  
Base: Great Britain





## 2001 Census Economic Activity, Occupation, and Industry



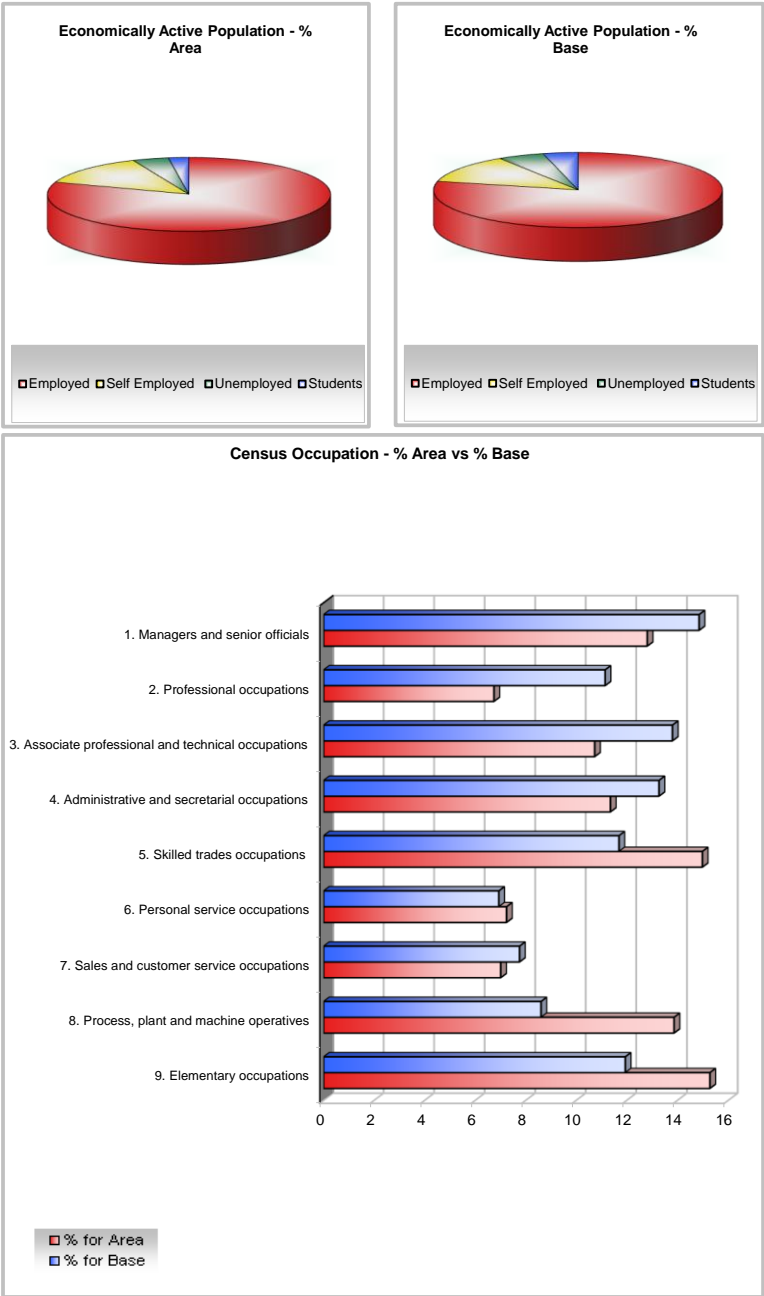
Area: Fenland (2012 Districts and Council Areas)  
Base: Great Britain

	Data for area	Data as % for area	Data as % for base	Index av=100 0	100	200
<b>Total Population Aged 16-74</b>	59,745	100.0	100.0	100		
<b>Economically Active Population</b>	39,488	100.0	100.0	100		
Employed	31,706	80.3	78.7	102		
Self Employed	5,234	13.3	12.2	109		
Unemployed	1,626	4.1	5.2	79		
Students	922	2.3	3.9	59		
<b>Economically Inactive Population</b>	20,257	100.0	100.0	100		
Retired	9,837	48.6	40.6	120		
Other Inactive	10,420	51.4	59.4	87		
<b>Occupation</b>	37,723	100.0	100.0	100		
1. Managers and senior officials	4,831	12.8	14.9	86		
2. Professional occupations	2,544	6.7	11.1	61		
3. Associate professional and technical occupations	4,047	10.7	13.8	78		
4. Administrative and secretarial occupations	4,282	11.4	13.3	86		
5. Skilled trades occupations	5,651	15.0	11.7	128		
6. Personal service occupations	2,731	7.2	6.9	104		
7. Sales and customer service occupations	2,644	7.0	7.8	90		
8. Process, plant and machine operatives	5,230	13.9	8.6	161		
9. Elementary occupations	5,763	15.3	11.9	128		
<b>Industry</b>	37,801	100.0	100.0	100		
A. Agriculture, hunting and forestry	1,731	4.6	1.6	294		
B. Fishing	9	0.0	0.0	49		
C. Mining and quarrying	39	0.1	0.3	30		
D. Manufacturing	7,131	18.9	14.8	127		
E. Electricity, gas and water supply	254	0.7	0.7	90		
F. Construction	3,384	9.0	6.8	131		
G. Wholesale and retail trade, repairs	7,467	19.8	16.6	119		
H. Hotels and restaurants	1,096	2.9	4.8	60		
I. Transport, storage and communications	2,646	7.0	7.0	100		
J. Financial intermediation	1,102	2.9	4.7	62		
K. Real estate, renting and business activities	3,941	10.4	12.8	81		
L. Public administration and defence, social security	2,118	5.6	5.8	96		
M. Education	2,106	5.6	7.7	72		
N. Health and social work	3,473	9.2	10.9	84		
O. Other community, social and personal service activities	1,250	3.3	5.0	66		
P. Private households with employed persons	21	0.1	0.1	62		
Q. Extra-territorial organisations and bodies	33	0.1	0.1	165		
<b>Mode of Commuting to Work (Daytime Pop)</b>	59,773	100.0	100.0	100		
Works mainly at or from home	3,694	6.2	5.5	112		
Underground, metro, light rail or tram	30	0.1	1.7	3		
Train	411	0.7	2.5	28		
Bus, minibus or coach	828	1.4	5.3	26		
Taxi or minicab	133	0.2	0.4	62		
Driving a car or van	24,003	40.2	33.5	120		
Passenger in a car or van	2,848	4.8	4.3	110		
Motorcycle, scooter or moped	353	0.6	0.6	93		
Bicycle	2,544	4.3	1.6	263		
On foot	2,745	4.6	7.2	64		
Other	185	0.3	0.3	95		
Not currently working	21,999	36.8	37.0	99		

2001 Census Economic Activity, Occupation, and Industry



Area: Fenland (2012 Districts and Council Areas)  
Base: Great Britain

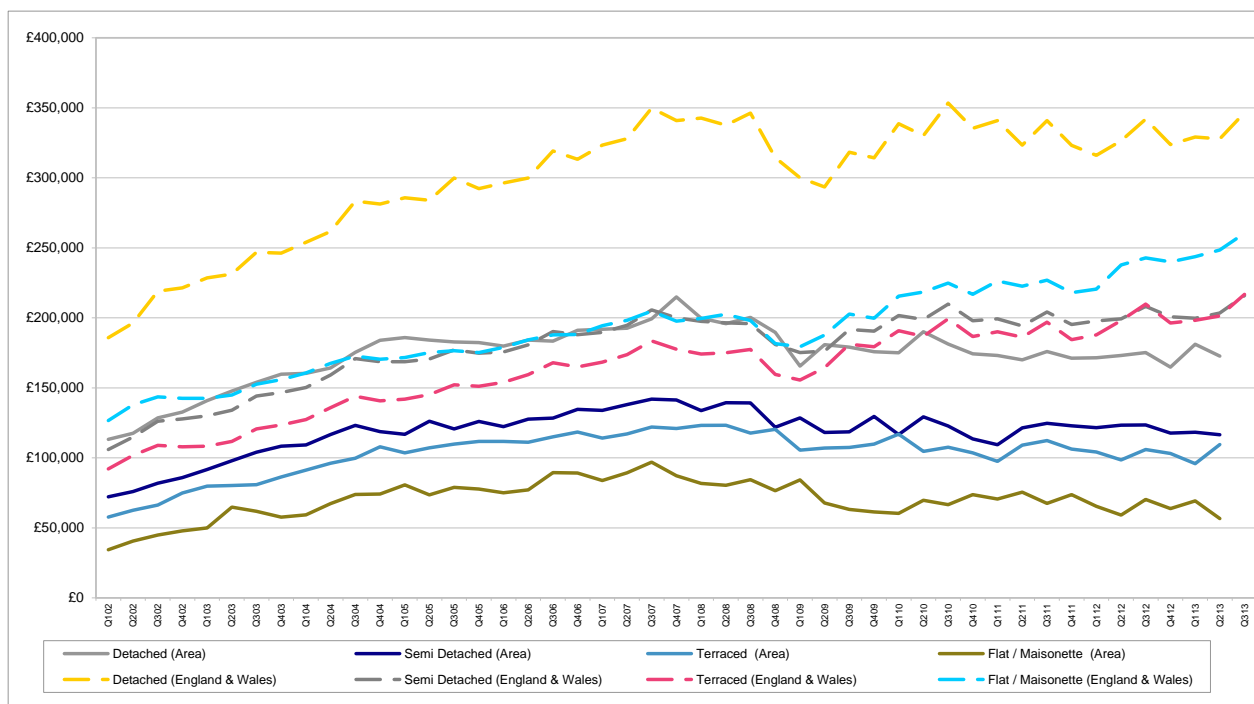


## Residential Property Prices



Area: Fenland (2012 Districts and Council Areas)

Base: Great Britain



	Detached (Area)	Detached (England & Wales)	Semi Detached (Area)	Semi Detached (England & Wales)	Terraced (Area)	Terraced (England & Wales)	Flat / Maisonette (Area)	Flat / Maisonette (England & Wales)
Q102	£113,204	£185,800	£72,171	£105,954	£57,712	£92,107	£34,379	£126,638
Q202	£117,611	£196,366	£75,921	£114,841	£62,600	£101,860	£40,499	£137,877
Q302	£128,471	£219,026	£81,927	£126,199	£66,317	£108,918	£44,924	£143,494
Q402	£132,697	£221,392	£85,832	£127,742	£74,959	£107,957	£47,805	£142,553
Q103	£140,831	£228,465	£91,752	£130,060	£79,728	£108,295	£50,001	£142,440
Q203	£147,736	£231,193	£97,863	£133,991	£80,313	£111,775	£64,768	£144,824
Q303	£153,968	£246,781	£103,958	£144,120	£80,805	£120,667	£61,832	£152,551
Q403	£159,804	£246,266	£108,258	£146,628	£86,333	£123,521	£57,633	£155,821
Q104	£160,343	£253,913	£109,150	£150,221	£91,304	£127,290	£59,308	£160,592
Q204	£164,137	£261,723	£116,577	£159,115	£96,146	£135,889	£67,388	£167,404
Q304	£175,278	£283,351	£123,251	£170,862	£99,775	£143,924	£73,919	£172,681
Q404	£183,901	£281,271	£118,779	£168,679	£107,940	£140,687	£74,198	£170,501
Q105	£185,900	£285,708	£116,834	£168,719	£103,571	£141,868	£80,750	£171,690
Q205	£184,046	£283,925	£126,208	£170,607	£107,116	£145,173	£73,625	£175,201
Q305	£182,806	£299,864	£120,674	£177,092	£109,788	£152,123	£78,923	£176,466
Q405	£182,293	£292,316	£126,009	£174,760	£111,753	£151,121	£77,656	£175,124
Q106	£179,796	£296,283	£122,366	£175,632	£111,721	£153,977	£74,999	£178,983
Q206	£184,051	£299,927	£127,705	£180,666	£111,184	£159,488	£77,091	£184,309
Q306	£183,397	£319,224	£128,334	£190,234	£114,949	£167,958	£89,505	£187,865
Q406	£191,025	£313,167	£134,594	£187,990	£118,391	£164,896	£89,189	£188,113
Q107	£191,838	£323,409	£133,817	£189,661	£114,066	£168,339	£83,739	£194,290
Q207	£192,565	£327,900	£138,109	£194,653	£117,113	£173,725	£89,294	£198,245
Q307	£199,236	£349,737	£141,937	£205,721	£122,006	£183,528	£96,911	£204,742
Q407	£214,913	£340,903	£141,255	£200,002	£121,018	£177,559	£87,250	£197,629
Q108	£199,765	£342,620	£133,741	£197,543	£123,242	£174,189	£81,797	£199,594
Q208	£195,888	£337,615	£139,405	£196,424	£123,261	£175,101	£80,466	£202,543
Q308	£200,379	£346,215	£139,263	£195,912	£117,763	£177,475	£84,462	£198,048
Q408	£189,682	£314,477	£121,841	£181,012	£120,325	£159,614	£76,533	£181,649
Q109	£165,596	£299,936	£128,475	£175,142	£105,521	£155,559	£84,291	£179,350
Q209	£180,823	£293,449	£118,107	£176,237	£107,028	£164,414	£67,695	£187,748
Q309	£178,987	£318,334	£118,525	£191,721	£107,454	£181,078	£63,233	£202,700
Q409	£175,799	£314,217	£129,512	£190,558	£109,780	£179,289	£61,333	£199,769
Q110	£175,022	£338,689	£116,628	£201,652	£117,005	£190,840	£60,263	£215,516
Q210	£190,056	£330,162	£129,288	£198,886	£104,579	£186,795	£69,650	£218,462
Q310	£181,320	£353,399	£122,787	£209,840	£107,584	£199,311	£66,589	£224,764
Q410	£174,354	£335,398	£113,567	£197,916	£103,571	£186,689	£73,750	£216,741
Q111	£173,185	£340,929	£109,375	£199,242	£97,517	£190,030	£70,611	£226,280
Q211	£169,987	£323,306	£121,474	£194,172	£109,013	£186,250	£75,536	£222,587
Q311	£175,876	£340,841	£124,689	£204,202	£112,387	£196,830	£67,536	£226,830
Q411	£171,195	£323,155	£122,874	£195,196	£106,185	£184,358	£73,722	£217,951
Q112	£171,511	£316,035	£121,552	£197,732	£104,196	£187,806	£65,409	£220,582
Q212	£173,126	£326,478	£123,396	£199,272	£98,538	£198,073	£59,083	£237,742
Q312	£175,244	£341,846	£123,428	£208,145	£105,992	£209,867	£70,271	£242,776
Q412	£164,797	£323,791	£117,737	£200,824	£103,166	£196,261	£63,768	£239,922
Q113	£181,096	£329,188	£118,234	£199,665	£95,913	£198,153	£69,222	£243,652
Q213	£172,618	£327,772	£116,525	£203,442	£109,476	£201,360	£56,597	£248,471
Q313	£179,760	£346,571	£120,989	£215,893	£107,199	£216,757	£78,833	£260,440

The accuracy of the house price data source has improved. This improvement has now been applied to past quarters

\*Please note that if prices are shown as '£0' no data is available for the corresponding centre. Data is not available for Scotland

## Retail Requirements Profile

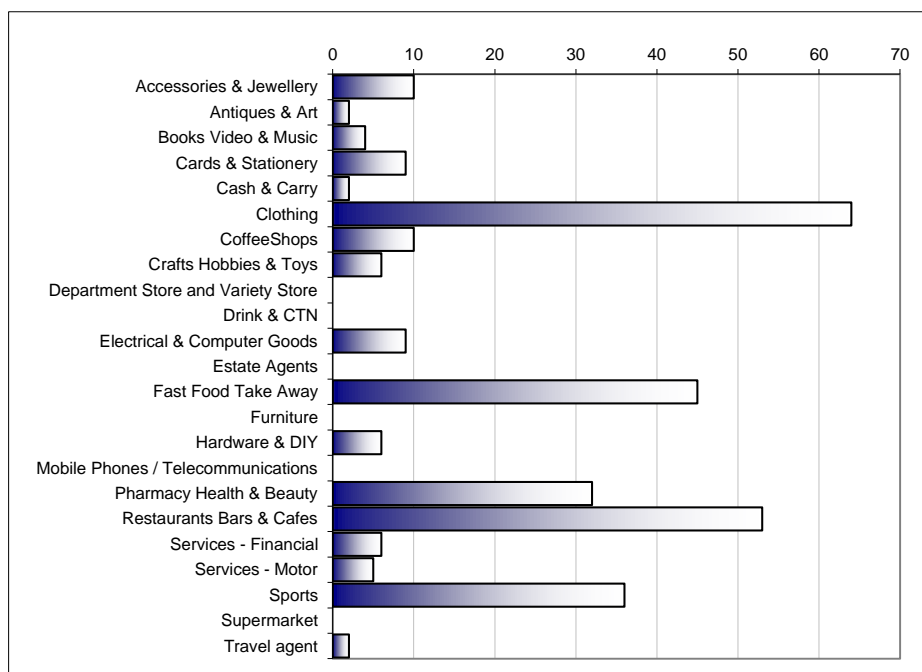


Area: Fenland (2012 Districts and Council Areas)

Base: Great Britain

Information from EGI's Retail Requirements Service. Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

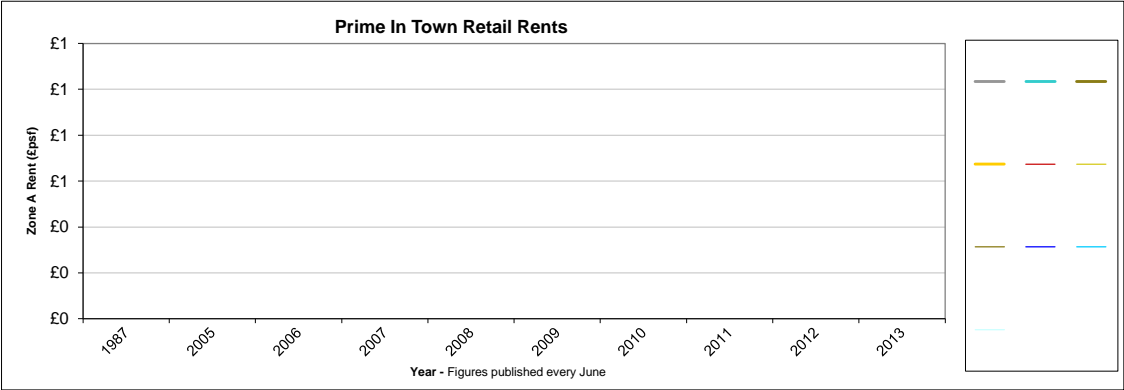
Retailer Type	Number of Requirements in this area
Accessories & Jewellery	10
Antiques & Art	2
Books Video & Music	4
Cards & Stationery	9
Cash & Carry	2
Clothing	64
CoffeeShops	10
Crafts Hobbies & Toys	6
Department Store and Variety Store	0
Drink & CTN	0
Electrical & Computer Goods	9
Estate Agents	0
Fast Food Take Away	45
Furniture	0
Hardware & DIY	6
Mobile Phones / Telecommunications	0
Pharmacy Health & Beauty	32
Restaurants Bars & Cafes	53
Services - Financial	6
Services - Motor	5
Sports	36
Supermarket	0
Travel agent	2



Area: Fenland (2012 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 © - July 2013

The Colliers International In-Town rents database provides estimates of net effective prime Zone A rents for over 400 locations in Great Britain. The figures represent zone sizes appropriate for the location and are expressed in £ per sq ft.

For further information, please contact Mark Charlton, Head of Research and Forecasting, Colliers International – [mark.charlton@colliers.com](mailto:mark.charlton@colliers.com) / +44 20 7487 1720.

\*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 2013 are graphed.

Estimated Zone A Rents										
Town	1987	2005	2006	2007	2008	2009	2010	2011	2012	2013

## Retail Profile



Area: Fenland (2012 Districts and Council Areas)  
Base: Great Britain



© Retail Locations 2006  
Contact Retail Locations  
on 020 8559 1944  
[www.retaillocations.co.uk](http://www.retaillocations.co.uk)

A listing of the retailers in this catchment area, by type. Index figures over 100 suggest a greater than usual concentration of this type in this area.

Type of Store	Data for area	Data as % for area	Data for base	Data as % for base	Index av=100
Accessories & Jewellery	1	1%	2,902	2%	27
Antiques & Art	0	0%	807	1%	0
Books Video & Music	0	0%	960	1%	0
Cards & Stationery	1	1%	1,809	1%	44
Cash & Carry	0	0%	438	0%	0
Clothing	15	9%	21,786	16%	55
CoffeeShops	0	0%	3,153	2%	0
Crafts Hobbies & Toys	1	1%	1,077	1%	74
Department Store and Variety Store	11	6%	4,874	4%	179
Drink & CTN	0	0%	2,855	2%	0
Electrical & Computer Goods	3	2%	3,216	2%	74
Estate Agents	6	3%	3,778	3%	126
Fast Food Take Away	4	2%	7,013	5%	45
Furniture	1	1%	1,225	1%	65
Hardware & DIY	12	7%	5,859	4%	162
Mobile Phones / Telecommunications	5	3%	3,440	2%	115
Pharmacy Health & Beauty	25	14%	13,664	10%	145
Restaurants Bars & Cafes	31	18%	18,711	14%	131
Services - Financial	22	13%	12,840	9%	136
Services - Motor	15	9%	13,457	10%	88
Sports	1	1%	1,748	1%	45
Supermarket	16	9%	9,314	7%	136
Travel agent	4	2%	2,989	2%	106

## Key Retail Profile



Area: Fenland (2012 Districts and Council Areas)  
Base: Great Britain



© Retail Locations 2006  
Contact Retail Locations  
on 020 8559 1944  
[www.retaillocations.co.uk](http://www.retaillocations.co.uk)

A listing of key UK retailers and their presence or requirements in this catchment area.

Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

Retailer	Count of branches in this area	Requirements
Argos	2	0
Boots	2	0
Carphone Warehouse	1	4
Claire's	0	0
Clarks	2	2
Costa Coffee	0	2
Domino's Pizza	1	-
Greggs	2	0
Holland & Barrett	2	0
KFC	1	0
Marks & Spencer	0	-
McDonald's	1	0
Monsoon Accessorize	0	0
New Look	1	0
Next	0	-
Phones 4U	1	0
Pizza Express	0	0
Primark	0	-
Sainsbury's	1	2
Starbucks	0	3
Subway	1	4
Superdrug	2	2
Tesco	3	0
Waterstone's	0	-
WH Smith	2	0

\*Please note that if values are '-' then no requirement data is available

## Office Availability



Area: Fenland (2012 Districts and Council Areas)

Base: Great Britain

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PropertyLink

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

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
01/11/2013	PE15 9JJ	55-57 High Street March PE15 9JJ	To Let	Innes England				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408441">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408441</a>
08/08/2013	PE15 8SL	Station Approach, Station Road March PE15 8SL		Network Rail				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3475281">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3475281</a>
11/07/2013	PE15 8SL	Station Approach, Station Road March PE15 8SL		Network Rail				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3470992">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3470992</a>
22/11/2012	PE15 8SL	Station Approach, Station Road March PE15 8SL		Network Rail				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3428665">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3428665</a>



## Office Deals Listing



Area: Fenland (2012 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 (%)
01/12/2013	PE16 6AB	Office Premises, Park Street, Chatteris, Cambridgeshire, PE16 6AB	Lease	N/A	N/A	N/A	N/A	N/A
01/12/2013	PE13 1HL	Offices, Church Mews, Wisbech, Cambridgeshire, PE13 1HL	Lease	N/A	37.7997 Net sq m	N/A	£53.07	N/A
15/07/2013	PE7 1BA	5 Market Street, Peterborough, Cambridgeshire, PE7 1BA	Lease	Lessee: PDR Property Lawyers Limited	93.2739 Net sq m	N/A	N/A	N/A
15/02/2013	PE7 1AB	Mansion House, Market Place, Peterborough, Cambridgeshire, PE7 1AB	Lease	N/A	60.6652 Net sq m	N/A	£114.10	N/A
15/02/2013	PE15 9LD	56 High Street, March, Cambridgeshire, PE15 9LD	Lease	N/A	155.147 Net sq m	N/A	N/A	N/A
01/09/2012	PE13 1HQ	Exchange Tower, Post Office Lane, Wisbech, Cambridgeshire, PE13 1HQ	Lease	N/A	259.383 Net sq m	N/A	£86.11	N/A
21/06/2012	PE13 1BW	Former Council Offices, Church Terrace, Wisbech, Cambridgeshire, PE13 1BW	Assignment	N/A	519.138 Net sq m	N/A	N/A	N/A
15/09/2011	PE13 1HQ	Exchange Tower, Post Office Lane, Wisbech, Cambridgeshire, PE13 1HQ	Lease	Lessee: Papworth Trust (The)	100.427 Net sq m	N/A	N/A	N/A
28/04/2011	PE15 8TG	34 Broad Street, March, Cambridgeshire, PE15 8TG	Lease	Lessee: Anglia Regional Co-operative	45.4292 Net sq m	N/A	N/A	N/A
15/02/2011	PE7 1BA	5 Market Street, Peterborough, Cambridgeshire, PE7 1BA	Lease	Lessee: Discover Dolls Magazine	101.171 Net sq m	N/A	N/A	N/A
15/09/2009	PE7 1AE	9 High Causeway, Peterborough, Cambridgeshire, PE7 1AE	Sale	N/A	215.998 Net sq m	£197500	N/A	N/A
15/02/2009	PE13 1BW	Former Council Offices, Church Terrace, Wisbech, Cambridgeshire, PE13 1BW	Lease	Lessee: Addaction	418.06 Net sq m	N/A	£107.38	N/A
11/12/2007	PE16 6AE	Zion Building, Park Street, Chatteris, Cambridgeshire, PE16 6AE	Lease	Lessee: Micron Research Ltd	371.609 Net sq m	N/A	N/A	N/A
28/09/2007	PE7 1DB	4 Church Street, Peterborough, Cambridgeshire, PE7 1DB	Lease	Lessee: Best Connection	139.818 Net sq m	N/A	£85.83	N/A
15/02/2007	PE13 1DT	Market Place, Wisbech, Cambridgeshire, PE13 1DT	Lease	N/A	42.8279 Net sq m	N/A	N/A	N/A
23/12/2005	PE13 2RJ	Enterprise House, Oldfield Lane, Wisbech, Cambridgeshire, PE13 2RJ	Lease	Lessee: On Track Education Services Limited	239.13 Net sq m	N/A	£55.56	N/A

03/10/2005	PE7 1AB	5 Market Place, Peterborough, Cambridgeshire, PE7 1AB	Lease	Lessee: Manorcrown Limited	226.496 Net sq m	N/A	£56.51	N/A
16/09/2005	PE13 1BJ	Church Street, Wisbech, Cambridgeshire, PE13 1BJ	Sale	Purchaser: Whitfield Associates Limited	405.426 Net sq m	£426000	N/A	N/A
22/12/2004	PE13 1HQ	Exchange Tower, Post Office Lane, Wisbech, Cambridgeshire, PE13 1HQ	Lease	Lessee: Fenland District Council	893.72 Net sq m	N/A	£100.65	N/A
18/07/2002	PE13 1HL	8-9 Church Mews, Wisbech, Cambridgeshire, PE13 1HL	Lease	Lessee: PELCOMBE TRAINING LIMITED	174.285 Net sq m	N/A	£54.51	N/A

Area: Fenland (2012 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
Eastfield House, 423 Wisbech Road, March, Cambridgeshire, PE15 0BA	PPG	13/08/2013	18/11/2013	Business (B1a)	1180	Gross sq m	Fenland District Council
Furlong Farm, First Furlong Drive, Chatteris, Cambridgeshire, PE16 6TA	PPG	20/11/2012	09/01/2013	Business (B1a), Industrial (B8)	N/A	N/A	Fenland District Council
Land East Of, 37 Crab Marsh, Wisbech, Cambridgeshire, PE13 3JG	Scop	06/09/2012		Business (B1a)	N/A	N/A	Fenland District Council
Ronald House, Fenton Way, Chatteris, Cambridgeshire, PE16 6UP	PPG	16/04/2012	16/07/2012	Business (B1a), Industrial (B8)	645	Gross sq m	Fenland District Council
Gildenburg Water, New Road, Eastrea Road, Peterborough, Cambridgeshire, PE7 2AJ	OutApp	16/11/2011		Retail (A2), Retail (A3), Retail (A5), Business (B1a), Business (B1c), Non-resi Institutional (D1)	4500	Gross sq m	Fenland District Council
Abbey Site, Funthams Lane, Peterborough, Cambridgeshire, PE7 2PB	PPG	01/11/2011	21/12/2011	Business (B1a)	676	Gross sq m	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	Screen	23/09/2011		Retail (A1), Business (B1a), Non-resi Institutional (D1)	N/A	N/A	Fenland District Council
Site At, Fenton Way, Chatteris, Cambridgeshire, PE16 6UP	OutPPG	07/02/2011	28/04/2011	Industrial (B2), Industrial (B8), Business (B1a)	N/A	N/A	Fenland District Council
Site At, Fenton Way, Chatteris, Cambridgeshire, PE16 6UP	PPG	24/12/2010	07/03/2011	Business (B1a), Industrial (B8)	437	Gross sq m	Fenland District Council
Thorby Business Park, 61 Thorby Avenue, March, Cambridgeshire, PE15 0AR	PPG	14/09/2010	06/01/2011	Retail (A1), Business (B1a)	87	Gross sq m	Fenland District Council
Land South Of Gordon Court, Sandall Road, Wisbech, Cambridgeshire, PE13 2QZ	OutRef	15/10/2009		Residential (C3), Business (B1a)	6	Units	Fenland District Council
10A-14 South Brink, Wisbech, Cambridgeshire, PE13 1JQ	PPG	19/08/2009	13/10/2009	Hotels (C1), Non-resi Institutional (D1), Retail (A1), Non-resi Institutional (D1), Non-resi Institutional (D1), Retail (A3), Business (B1a)	N/A	N/A	Fenland District Council
Land South Of, 95 Bolness Road, Wisbech, Cambridgeshire, PE13 2XQ	App	28/04/2008		Industrial (B8), Business (B1a)	550	Gross sq m	Fenland District Council
South West Of, Womb Farm, Doddington Road, Chatteris, Cambridgeshire, PE16 6UA	PPG	18/09/2007	18/12/2007	Business (B1a), Business (B1c), Industrial (B8)	123552	Gross sq m	Fenland District Council
Land East Of Bioprogress Limited, Hostmoor Avenue, March, Cambridgeshire, PE15 0WP	PPG	10/07/2007	21/09/2007	Business (B1a), Industrial (B8)	808	Gross sq m	Fenland District Council
Land Fronting, Silver Street, Chase Street, Russell Street And Nene Parade, Wisbech, Cambridgeshire, PE13 3XE	App	31/05/2007		Assembly & Leisure (D2), Business (B1a), Retail (A3)	N/A	N/A	Fenland District Council
Land North Of, 30 Thorby Avenue, March, Cambridgeshire, PE15 0AZ	PPG	25/05/2007	23/10/2007	Industrial (B2), Business (B1a), Retail (A1), Retail (A1)	225	Net sq m	Fenland District Council

Greenvale Produce, Floods Ferry Road, March, Cambridgeshire, PE15 0UW	PPG	27/03/2007	21/05/2007	Business (B1a)	704	Gross sq m	Fenland District Council
Norman Business Park, Thorby Avenue, March, Cambridgeshire, PE15 0AZ	App	08/08/2005		Business (B1a), Retail (A1), Retail (A3), General	N/A	N/A	Fenland District Council
Land East & West Of, Bedford Street, Wisbech, Cambridgeshire, PE13 3BN	OutApp	21/01/2004		Residential (C3), Retail (A1/2/3/4/5), Business (B1a), Assembly & Leisure (D2), General, General	N/A	N/A	Fenland District Council

## Retail Availability



Area: Fenland (2012 Districts and Council Areas)  
Base: Great Britain

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PropertyLink

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

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
25/06/2013	PE14 0SL	Cromwell RoadCromwell Retail Park Wisbech PE14 0SL	To Let	Bidwells				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3467907">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3467907</a>
05/06/2013	PE14 0RG	Cromwell Road Wisbech PE14 0RG	For Sale, To Let	Colliers International				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3465027">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3465027</a>

## Retail Deals Listing



Area: Fenland (2012 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 (%)
01/12/2013	PE15 9JJ	Former Banking Hall, High Street, March, Cambridgeshire, PE15 9JJ	Lease	N/A	173.634 Net sq m	N/A	£15000	N/A
01/12/2013	PE13 1DE	28-29 High Street, Wisbech, Cambridgeshire, PE13 1DE	Lease	N/A	217.206 Net sq m	N/A	N/A	N/A
01/12/2013	PE13 1EX	Retail Premises, Market Street, Wisbech, Cambridgeshire, PE13 1EX	Lease	N/A	31.0294 Net sq m	N/A	N/A	N/A
06/11/2013	PE7 2BQ	Carpenters Arms, North Green, Peterborough, Cambridgeshire, PE7 2BQ	Sale	Purchaser: Private individual(s)	291.992 Net sq m	£120000	N/A	N/A
27/08/2013	PE15 9TA	19 Ellingham Avenue, March, Cambridgeshire, PE15 9TA	Lease	N/A	N/A	N/A	N/A	N/A
08/08/2013	PE15 8SY	Mill View, March, Cambridgeshire, PE15 8SY	Investment Sale	Purchaser: CWI Limited	3030.94 Net sq m	£11550000	N/A	4.8
31/07/2013	PE7 1BD	8 Market Street, Peterborough, Cambridgeshire, PE7 1BD	Lease	Lessee: PDR Property Lawyers Limited	101.171 Net sq m	N/A	£4833	N/A
21/06/2013	PE15 8LB	The Coachmakers Arms, 13 Station Road, March, Cambridgeshire, PE15 8LB	Sale	Purchaser: Undisclosed Investor	N/A	N/A	N/A	N/A
15/05/2013	PE13 2AP	18 Norwich Road, Wisbech, Cambridgeshire, PE13 2AP	Sale	N/A	29.4998 Net sq m	£85000	N/A	N/A
15/03/2013	PE15 9JF	Exchange (The Square), Market Place, March, Cambridgeshire, PE15 9JF	Sale	N/A	N/A	£175000	N/A	N/A
15/03/2013	PE14 0DD	Elm Tree Inn, Elm Low Road, Wisbech, Cambridgeshire, PE14 0DD	Sale	N/A	60 Seats	£575000	N/A	N/A
01/03/2013	PE15 8TP	23 Broad Street, March, Cambridgeshire, PE15 8TP	Lease	N/A	81.3824 Net sq m	N/A	£20000	N/A
15/02/2013	PE7 1PU	3 Eastgate Mews, Peterborough, Cambridgeshire, PE7 1PU	Lease	N/A	29.8216 Net sq m	N/A	N/A	N/A
15/02/2013	PE7 1PU	3 Eastgate Mews, Peterborough, Cambridgeshire, PE7 1PU	Lease	N/A	29.8216 Net sq m	N/A	N/A	N/A
15/11/2012	PE15 9LD	88 High Street, March, Cambridgeshire, PE15 9LD	Lease	Lessee: Mencap Limited	101.728 Net sq m	N/A	£9500	N/A
15/06/2012	PE15 8TP	25 Broad Street, March, Cambridgeshire, PE15 8TP	Lease	N/A	62.8019 Net sq m	N/A	£23000	N/A
11/06/2012	PE7 2LR	Cardea District Centre, Ramsey Road, Cardea, Peterborough, Cambridgeshire, PE7 2LR	Lease	Lessee: PC OK	74.3218 Net sq m	N/A	N/A	N/A
22/03/2012	PE7 2LR	Cardea District Centre, Ramsey Road, Cardea, Peterborough, Cambridgeshire, PE7 2LR	Lease	N/A	74.3218 Net sq m	N/A	N/A	N/A

29/02/2012	PE16 6AL	Petrol Station, West Park Street, Chatteris, Cambridgeshire, PE16 6AL	Lease	N/A	N/A	N/A	N/A	N/A
29/02/2012	PE16 6RN	124 Bridge Street, Chatteris, Cambridgeshire, PE16 6RN	Lease	N/A	N/A	N/A	N/A	N/A

## Planning Applications - Retail



Area: Fenland (2012 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
Land West Of Sunnyside, Thorney Road, Wisbech, Cambridgeshire, PE13 4AA	App	28/01/2014		Retail (A2)	206	Gross sq m	Fenland District Council
31 High Street, March, Cambridgeshire, PE15 9JA	PPG	22/01/2014	26/03/2014	Retail (A2)	79	Gross sq m	Fenland District Council
43 To 47 The Causeway, March, Cambridgeshire, PE15 9NU	PPG	10/10/2013	09/12/2013	Retail (A1), Retail (A2)	140	Gross sq m	Fenland District Council
43 To 47 The Causeway, March, Cambridgeshire, PE15 9NU	PPG	10/10/2013	09/12/2013	Retail (A1), Retail (A2)	94	Gross sq m	Fenland District Council
43 To 47 The Causeway, March, Cambridgeshire, PE15 9NU	PPG	10/10/2013	09/12/2013	Retail (A1), Retail (A2)	140	Gross sq m	Fenland District Council
43 To 47 The Causeway, March, Cambridgeshire, PE15 9NU	PPG	10/10/2013	09/12/2013	Retail (A1), Retail (A2)	94	Gross sq m	Fenland District Council
5 Kirkgate Street, Wisbech, Cambridgeshire, PE13 3QR	PPG	06/08/2013	30/09/2013	Retail (A1), Retail (A2)	94	Gross sq m	Fenland District Council
Horsefair Shopping Centre, Wisbech, Cambridgeshire, PE13 1AR	PPG	11/03/2013	03/05/2013	Retail (A2)	75	Gross sq m	Fenland District Council
Horsefair Shopping Centre, Wisbech, Cambridgeshire, PE13 1AR	Comp Sold	11/03/2013	03/05/2013	Retail (A2)	75	Gross sq m	Fenland District Council
Farm Park, Short Nightlayers Drove, Chatteris, Cambridgeshire, PE16 6FH	PPG	01/03/2013	18/10/2013	Retail (A1), Industrial (B8)	N/A	N/A	Fenland District Council
West Of Benwick Road Industrial Estate Fronting, Station Road, Peterborough, Cambridgeshire, PE7 2HD	PPG	06/02/2013	02/05/2013	Retail (A1), Sui Generis	N/A	N/A	Fenland District Council
Land East Of, 46 Old Lynn Road, Wisbech, Cambridgeshire, PE13 3SB	OutApp	30/07/2012		Residential (C3), Residential (C3), Retail (A1)	2000	Gross sq m	Fenland District Council
Land East Of, 46 Old Lynn Road, Wisbech, Cambridgeshire, PE13 3SB	Screen	16/07/2012		Residential (C3), Retail (A1)	2000	Gross sq m	Fenland District Council
Land North Of, 301 Wisbech Road, March, Cambridgeshire, PE15 0BA	PPG	02/05/2012	27/06/2012	Retail (A5), Retail (A3)	N/A	N/A	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	231	Gross sq m	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	5185	Gross sq m	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	N/A	N/A	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	231	Gross sq m	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	5185	Gross sq m	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	N/A	N/A	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	231	Gross sq m	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	5185	Gross sq m	Fenland District Council
300 Eastrea Road, Peterborough, Cambridgeshire, PE7 2AP	PPG	07/12/2011	27/02/2014	Retail (A1), Sui Generis, Retail (A3), Business (B1c)	N/A	N/A	Fenland District Council



## Shopping Centre Details



Area: Fenland (2012 Districts and Council Areas)

Base: Great Britain

02/06/2014

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)
Cromwell Retail Park, Cromwell Road, Wisbech, Cambridgeshire, PE14 0SG	01/09/2014	N/A	N/A	N/A	
Horsefair Shopping Centre, Wisbech, Cambridgeshire, PE13 1AR	01/06/1989	8547.01	N/A	N/A	Ladbrokes Limited

## Industrial Availability



Area: Fenland (2012 Districts and Council Areas)  
Base: Great Britain

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 EG PropertyLink

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

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
23/10/2013	PE15 0EN	Melbourne Avenue Cambridgeshire March PE15 0EN	To Let	Savills				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3485919">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3485919</a>
05/06/2013	PE14 0RG	Cromwell Road Wisbech PE14 0RG	For Sale, To Let	Colliers International				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3465027">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3465027</a>
27/04/2012	PE16 6TG	11 Honeysome Industrial Estate Cambridgeshire Chatteris PE16 6TG	To Let	Savills				<a href="http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3404339">http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3404339</a>

## Industrial Deals Listing



Area: Fenland (2012 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 (%)
06/09/2013	PE13 2TZ	Industrial Premises, Europa Way, Wisbech, Cambridgeshire, PE13 2TZ	Lease	N/A	1656.63 Net sq m	N/A	N/A	N/A
15/08/2013	PE15 0WR	Industrial Unit, Foundry Way, March, Cambridgeshire, PE15 0WR	Lease	N/A	71.4418 Net sq m	N/A	£51.13	N/A
01/06/2013	PE14 0RG	Canina Lodge, 1 Cromwell Road, Wisbech, Cambridgeshire, PE14 0RG	Lease	Lessee: Screwfix	418.06 Net sq m	N/A	N/A	N/A
15/05/2013	PE15 0BA	Woodville Business Park, Wisbech Road, March, Cambridgeshire, PE15 0BA	Sale	N/A	587 Net sq m	£275000	N/A	N/A
03/04/2013	PE7 2JA	Lattersey Hill Trading Estate, Benwick Road, Peterborough, Cambridgeshire, PE7 2JA	Lease	Lessee: Private individual(s)	2209.03 Net sq m	N/A	£29.39	N/A
22/03/2013	PE16 6TG	Honeysome Industrial Estate, Honeysome Road, Chatteris, Cambridgeshire, PE16 6TG	Lease	N/A	787.068 Net sq m	N/A	N/A	N/A
01/05/2012	PE7 2PB	Funthams Lane, Peterborough, Cambridgeshire, PE7 2PB	Lease	Lessee: International Produce Limited	6178 Net sq m	N/A	£26.91	N/A
01/02/2012	PE7 2JA	Lattersey Hill Trading Estate, Benwick Road, Peterborough, Cambridgeshire, PE7 2JA	Lease	Lessee: Nick Wattiez Esq	2209.03 Net sq m	N/A	£29.39	N/A
31/01/2012	PE13 3BY	4 Nene Parade, Wisbech, Cambridgeshire, PE13 3BY	Sale	N/A	3916.11 Net sq m	£605000	N/A	N/A
15/01/2012	PE15 8QW	Century Way, March, Cambridgeshire, PE15 8QW	Lease	Lessee: Cams Plastics	139.353 Net sq m	N/A	£43.06	N/A
01/01/2012	PE7 2JA	Lattersey Hill Trading Estate, Benwick Road, Peterborough, Cambridgeshire, PE7 2JA	Lease	Lessee: Nick Wattiez Esq	880.249 Net sq m	N/A	£29.49	N/A
01/01/2012	PE7 2JA	Lattersey Hill Trading Estate, Benwick Road, Peterborough, Cambridgeshire, PE7 2JA	Lease	Lessee: Nick Wattiez Esq	2052.03 Net sq m	N/A	£18.84	N/A
15/10/2011	PE7 2HA	200 Station Road, Peterborough, Cambridgeshire, PE7 2HA	Lease	Lessee: Manor Packaging	4013.66 Net sq m	N/A	N/A	N/A
22/08/2011	PE13 2RB	Food Factory, Bolness Road, Wisbech, Cambridgeshire, PE13 2RB	Sale	Purchaser: Freshpeel Products	2857.21 Net sq m	N/A	N/A	N/A

10/03/2011	PE15 0QH	Eastwoods Farm, Eastwood End, March, Cambridgeshire, PE15 0QH	Sale	Purchaser: Private	443.515 Net sq m	£189500	N/A	N/A
15/05/2010	PE7 1UA	20a Station Road, Peterborough, Cambridgeshire, PE7 1UA	Lease	Lessee: PAS Ambulance Cosultants	91.8803 Net sq m	N/A	£51.67	N/A
15/04/2010	PE15 8EB	Meadowland Retail Park, Wisbech Road, March, Cambridgeshire, PE15 8EB	Lease	Lessee: Josef Seibel	325.158 Net sq m	N/A	N/A	N/A
15/04/2010	PE15 8QW	Century Way, March, Cambridgeshire, PE15 8QW	Lease	Lessee: Next Steps Community Care Limited	139.353 Net sq m	N/A	£43.06	N/A
30/03/2010	PE13 2QZ	18 Sandall Road, Wisbech, Cambridgeshire, PE13 2QZ	Lease	N/A	253.995 Net sq m	N/A	N/A	N/A
15/03/2010	PE7 2AR	Eastrea Road, Peterborough, Cambridgeshire, PE7 2AR	Lease	Lessee: A & M Bacon Limited	N/A	N/A	N/A	N/A
15/03/2010	PE15 8QW	4 Century Way, March, Cambridgeshire, PE15 8QW	Lease	Lessee: Private individual(s)	55.7414 Net sq m	N/A	£64.58	N/A

## Planning Applications - Industrial



Area: Fenland (2012 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
Delamores, Station Road, Wisbech, Cambridgeshire, PE13 4RY	PPG	12/02/2014	28/04/2014	Industrial (B2)	500	Gross sq m	Fenland District Council
Princes Food, Lynn Road, Wisbech, Cambridgeshire, PE13 3DG	PPG	07/10/2013	29/11/2013	Industrial (B2)	N/A	N/A	Fenland District Council
Princes Food, Lynn Road, Wisbech, Cambridgeshire, PE13 3DG	Scop	02/09/2013		Industrial (B2)	N/A	N/A	Fenland District Council
Wisbech Grammar School, 46-48 North Brink, Wisbech, Cambridgeshire, PE13 1JX	App	27/08/2013		Industrial (B2), Non-resi Institutional (D1)	280	Gross sq m	Fenland District Council
Land East Of Greys Farm, Iretons Way, Chatteris, Cambridgeshire, PE16 6UZ	Ref	16/07/2013		Industrial (B2)	5500	Gross sq m	Fenland District Council
Land East Of Greys Farm, Iretons Way, Chatteris, Cambridgeshire, PE16 6UZ	With	16/07/2013		Industrial (B2)	5500	Gross sq m	Fenland District Council
Hollyhouse Farm, Horseway, Chatteris, Cambridgeshire, PE16 6XQ	PPG	27/06/2013	18/11/2013	Industrial (B2)	N/A	N/A	Fenland District Council
Land East Of, 37 Crab Marsh, Wisbech, Cambridgeshire, PE13 3JG	OutApp	27/03/2013		Industrial (B1/2/8)	2930	Gross sq m	Fenland District Council
Yard 1, 35 Benwick Road, Peterborough, Cambridgeshire, PE7 2HD	PPG	01/03/2013	13/06/2013	Industrial (B2)	N/A	N/A	Fenland District Council
Farm Park, Short Nightlayers Drove, Chatteris, Cambridgeshire, PE16 6FH	PPG	01/03/2013	18/10/2013	Retail (A1), Industrial (B8)	N/A	N/A	Fenland District Council
24 Longhill Road, March, Cambridgeshire, PE15 0BL	PPG	07/02/2013	28/03/2013	Industrial (B1/2/8)	3237	Gross sq m	Fenland District Council
Lodge Farm, Knights End Road, March, Cambridgeshire, PE15 0YN	PPG	23/01/2013	17/04/2013	Industrial (B2)	N/A	N/A	Fenland District Council
Furlong Farm, First Furlong Drove, Chatteris, Cambridgeshire, PE16 6TA	PPG	20/11/2012	09/01/2013	Business (B1a), Industrial (B8)	N/A	N/A	Fenland District Council
Cambridgeshire Salvage, Doddington Road, Chatteris, Cambridgeshire, PE16 6UA	With	14/11/2012		Industrial (B2)	N/A	N/A	Fenland District Council

Eastwood Industrial Estate, Eastwood End, March, Cambridgeshire, PE15 0QJ	PPG	25/10/2012	20/12/2012	Business (B1b), Industrial (B2)	1140	Gross sq m	Fenland District Council
New Saxon Works, Peterborough Road, Peterborough, Cambridgeshire, PE7 1PD	PPG	31/07/2012	09/11/2012	Industrial (B2)	N/A	N/A	Fenland District Council
New Saxon Works, Peterborough Road, Peterborough, Cambridgeshire, PE7 1PD	Screen	06/06/2012		Industrial (B2)	N/A	N/A	Fenland District Council
The Pallet Network (Anglia), Oldfield Lane, Wisbech, Cambridgeshire, PE13 2RJ	PPG	02/05/2012	27/06/2012	Industrial (B8)	830	Gross sq m	Fenland District Council
Ronald House, Fenton Way, Chatteris, Cambridgeshire, PE16 6UP	PPG	16/04/2012	16/07/2012	Business (B1a), Industrial (B8)	533	Gross sq m	Fenland District Council
North Of Porter And Sons Scrapyard, Oldfield Lane, Wisbech, Cambridgeshire, PE13 2RJ	PPG	20/01/2012	10/02/2012	Industrial (B2), Industrial (B8)	N/A	N/A	Fenland District Council