



Report for Dorset Council

Local Plan Viability Assessment – Technical Appendices – May 2022

Three Dragons

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Quality statement	In preparing this report, the authors have followed national and professional standards, acted with objectivity, impartially, without interference and with reference to appropriate available sources of information. No performance-related or contingent fees have been agreed and there is no known conflict of interest in advising the client group.
Use of this report	<p>This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons toolkit and is based on district level data supplied by Dorset Council, consultant team inputs and quoted published data sources. The toolkit provides a review of the development economics of illustrative schemes and the results depend on the data inputs provided. This analysis should not be used for individual scheme appraisal.</p> <p>No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.</p>

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Appendix A - National policy and guidance

National policy context

- i. **National framework** - The National Planning Policy Framework (NPPF) recognises the importance of positive and aspirational planning but states that this should be done 'in a way that is aspirational but deliverable'¹.
- ii. The NPPF advises that cumulative effects of policy should not combine to render plans unviable:
*'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.'*²
- iii. The government has signalled its desire to simplify the planning process, including development contributions. The NPPF advises that:
*'All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'*³
- iv. In terms of affordable homes the government has reiterated previous policy on affordable homes thresholds and a desire to increase affordable home products that can potentially lead to home ownership:
*'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount'*⁴
*'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.'*⁵
- v. With regard to non-residential development, the NPPF states that local planning authorities should:

¹ DLUHC, 2021 NPPF Para 16

² DLUHC, 2021 NPPF Para 34

³ DLUHC, 2021 NPPF Para 58

⁴ DLUHC, 2021 NPPF Para 64

⁵ DLUHC, 2021 NPPF Para 65

'set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...local policies for economic development and regeneration...seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment...be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.'⁶

- vi. However, the NPPF does not state that all sites must be viable now in order to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs. It is important to recognise that economic viability will be subject to economic and market variations over the local plan timescale. In a free market, where development is largely undertaken by the private sector, the local planning authority can seek to provide suitable sites to meet the needs of sustainable development. It is not within the local planning authority's control to ensure delivery actually takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable now or developable in the future, we have taken account of the local context to help shape our viability assumptions.
- vii. **Planning Practice Guidance** - Planning Practice Guidance⁷ (PPG) provides further detail about how the NPPF should be applied. PPG contains general principles for understanding viability (also relevant to CIL viability testing). The approach taken reflects the latest version of PPG. In order to understand viability, a realistic understanding of the costs and the value of development is required and direct engagement with development sector may be helpful⁸. Evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability, with further detail for strategic sites that provide a significant proportion of planned supply⁹.
- viii. For a specific site, values should be based on market evidence (rather than average figures) from the actual site¹⁰. All development costs should be taken into account, including within setting of benchmark land values, in particular para 012 within the PPG Viability section states that:

'Costs include: build costs based on appropriate data, for example that of the Building Cost Information Service

- *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value.*
- *site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value.*

⁶ DLUHC, 2021 NPPF, para 82

⁷ DLUHC, Planning Practice Guidance

⁸ PPG Paragraph: 010 Reference ID: 10-001-20180724

⁹ PPG Paragraph: 005 Reference ID: 10-004-20180724

¹⁰ PPG Paragraph: 011 Reference ID: 10-011-20180724

- the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value.
 - general finance costs including those incurred through loans.
 - professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value.
 - explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.¹
- ix. Land values¹¹ should be defined using a benchmark land value that is established on the basis of Existing Use Value plus a premium for the landowner. The premium should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The benchmark should reflect the implications of abnormal costs, site specific infrastructure and fees. It can be informed by market evidence including current costs and values but that this should be based on development that is compliant with policies, where evidence is not available adjustments should be made to reflect policy compliance.
- x. PPG states that developer return should be 15 - 20% of gross development value and that a lower figure may be more appropriate for affordable homes delivery¹².
- xi. **Community Infrastructure Levy (CIL)** - CIL is payable on development which creates net additional floor space, where the gross internal area of new build exceeds 100 square metres (this limit does not apply to new houses or flats)¹³. Custom & self-build is exempt, along with affordable homes, charitable development, buildings into which people do not normally go and vacant buildings brought back into the same use¹⁴.
- xii. CIL rates should be set so that they strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments¹⁵.
- xiii. For the purposes of CIL, a charging authority should use an area-based approach, involving a broad test of viability across their area. This should use appropriate available evidence, recognising that the available data is unlikely to be fully comprehensive. A sample of site types should be used, however more fine-grained sampling may be required where differential CIL rates

¹¹ PPG Paragraph: 013 Reference ID: 10-013-20190509 and 014 Reference ID: 10-014-20190509

¹² PPG Paragraph: 018 Reference ID: 10-018-20190509

¹³ PPG Paragraph: 001 Reference ID: 25-001-20190901

¹⁴ PPG Paragraph: 005 Reference ID: 25-005-20190901

¹⁵ PPG Paragraph: 010 Reference ID: 25-010-20190901

are set. Rates should be reasonable and include a buffer, but there is no requirement for a proposed rate to exactly mirror the evidence¹⁶.

- xiv. Differential rates may be set in relation to geography, development type and/or scale. However undue complexity and disproportionate impact should be avoided. The charging authority should consider a zero CIL where plan policies require significant contributions towards homes or infrastructure through planning obligations¹⁷. The guidance for testing viability for plan-making and for setting CIL rates is closely aligned and so testing both together follows the same approach and can use common assumptions.
- xv. **Other guidance on viability testing for development** - Guidance has been published to assist practitioners in undertaking viability studies for policy making purposes - "*Viability Testing Local Plans - Advice for planning practitioners*"¹⁸. The foreword to the Advice for planning practitioners includes support from DHCLG, the LGA, the HBF, PINS and POS. PINS and the POS¹⁹ state that:

'The Planning Inspectorate and Planning Officers Society welcome this advice on viability testing of Local Plans. The use of this approach will help enable local authorities to meet their obligations under NPPF when their plan is examined'
- xvi. The approach to viability testing adopted for this study follows the principles set out in the Advice. The Advice re-iterates that:

'The approach to assessing plan viability should recognise that it can only provide high level assurance'
- xvii. The Advice also comments on how viability testing should deal with potential future changes in market conditions and other costs and values and states that:

'The most straightforward way to assess plan policies for the first five years is to work on the basis of current costs and values'. (page 26)
- xviii. But that:

'The one exception to the use of current costs and current values should be recognition of significant national regulatory changes to be implemented.....' (page 26)

¹⁶ PPG Paragraph: 020 Reference ID: 25-020-20190901

¹⁷ PPG Paragraph: 026 Reference ID: 25-026-20190901

¹⁸ The guide was published in June 2012 and is the work of the Local Housing Delivery Group, chaired by Sir John Harman, which is a cross-industry group, supported by the Local Government Association and the Home Builders Federation

¹⁹ Acronyms for the following organisations - Department of Communities and Local Government, LGA Environment and Housing Board, Home Builders Federation, Planning Inspectorate, Planning Officers Society

Principles of viability testing

- xix. The Advice for planning practitioners²⁰ summarises viability as follows:
- xx. 'An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.' (page 14)
- xxi. Reflecting this definition of viability, and as specifically recommended by the Advice for planning practitioners, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less the costs of undertaking the development. The residual value is then available to pay for the land. The value of the scheme includes both the value of the market homes and affordable homes (and other non-residential values). Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer. Scheme costs also include planning obligations (including affordable homes, direct s106 costs) and the greater the planning obligations, the less will be the residual value.
- xxii. The residual value of a scheme is then compared with a benchmark land value. If the residual value is less than the benchmark value, then the scheme is less likely to be brought forward for development and is considered unviable for testing purposes. If the residual value exceeds the benchmark, then it can be considered viable in terms of policy testing.
- xxiii. PPG paragraph 012 - 015 sets out that benchmark land values should be based on the current use value of a site plus an appropriate site premium in most cases. The principle of this approach is that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. The benchmark land values used in this study are based on the principle of 'Existing Use Value Plus' which is considered further in other parts of this report.
- xxiv. Note the approach to Local Plan level viability (or CIL) assessment does not require all sites in the plan to be viable. The Harman Report says that a site typologies approach (i.e. assessing a range of example development sites likely to come forward) to understanding plan viability is sensible, a view echoed in CIL guidance. Viability '*...is to provide high level assurance that the policies with the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan*'.

²⁰ Local Housing Delivery Group, 2012, Viability Testing Local Plans - Advice for planning practitioners

Appendix B – Notes of the development industry workshop

Dorset Council Development industry workshop (online)

Workshop slides and notes of discussion

22 July 2021

Two workshops – 9.30am & 1.30pm

Those attending:

For Dorset Council: Debbie Turner (DT), Frances Somers (FS) & Sue Bellamy (SB)

For Three Dragons: Lin Cousins (LC), Dominic Houston (DH) and Tom Marshall (TM), Paul Dunnell (pm only)

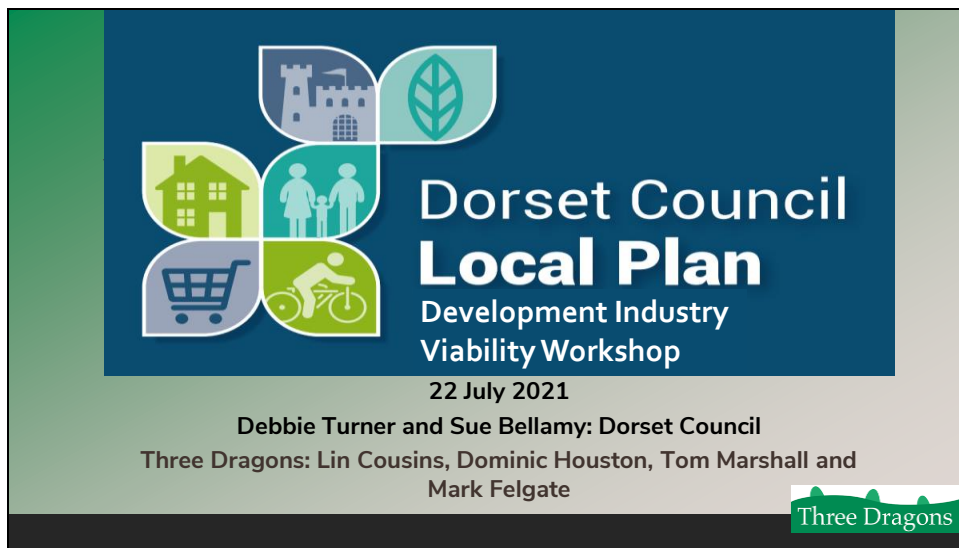
Participants

Morning workshop	Afternoon workshop
Chapman Lilly Planning	B Twigg Planning
Hastoe Housing Associate	Turner Associates
Terence O Rourke	Sol Planning Consultants
Hallam Land Management	Symonds & Sampson
Stonewater	Taylor Wimpey
Abri	Prime UK Developments Ltd
Penny Farthing Homes	Morgan Carey Architects
Wyatt Homes	The Planning Bureau Ltd
Aster Homes	Quantum Sherborne LLP
Intelligent Land	OBK Land & Planning
Turley	Phil Watts Planning
CG Fry	ECA Architecture & Planning
HBF	Savills
Avison Young	Persimmon
Morris Homes?	WYG

	Spruce Town Planning
	Bloor Homes
	Grasscroft Homes & Property Ltd
	Chesters Harcourt
	Duchy of Cornwall
	Private Landowners

This is a combined note of the two workshops, which used the same set of slides presented by the council and Three Dragons.

Introductions



1. DT welcomed participants and introduced the presentation team and invited participants to introduce themselves

Workshop format

Workshop format



- Introduction from Dorset Council and approach and assumptions with Three Dragons - plus your questions/comments
- Please use the 'hand raise' function if you have a question/comment
- Please use the 'messaging' function if have a technical problem
- Workshop note to follow – 'Chatham House Rule'

2. DT explained that there would be a note of the main points raised at the workshop and that the note would not attribute comments to any individual or organisation.

Update on the local plan

The Dorset Council Local Plan

Dorset Council (DC) is a new unitary Council that came into being on 1st April 2019. The geographical area was previously represented by the administrative areas of East Dorset, North Dorset, Purbeck, and West Dorset District Council and Weymouth & Portland Borough Council.

- **What has happened so far on the Dorset Council Local Plan?**
 - Work started on the Dorset Council Local Plan as soon as the unitary council was formed.
 - Dorset Council combined information and findings from previous local authority consultations and gathered additional evidence
 - the Local Plan was consulted on from 18th January to 15th March 2021.
- **What is happening now on the Dorset Council Local Plan?**
 - Dorset Council are processing the representations submitted within the consultation; and
 - gathering additional evidence to support the Local Plan on flood risk, town centre needs, employment needs and an area wide viability study.

3. DT set out the local plan context for the viability study as set out in the slide. She explained that there had been an extensive response to the consultation version of the plan and that the council would be reporting on the responses later in the year.

Local plan timeline

Local Plan Timeline


Key milestones:

The Local Plan process	Timeline
Stage 1: Initial evidence gathering, review of former district/borough local plans, consultation	Consultation: January 2021
Stage 2: Publication of the draft local plan for comment	Publication: Autumn/Winter 2021
Stage 3: Submission of the local plan, comments made and supporting evidence to the Planning Inspectorate	Submission: March 2022
Stage 4: Examination in public, where soundness and legal compliance of the plan is tested. Inspector writes a report suggesting possible modifications	Examination: Summer 2022
Stage 5: Adoption of the local plan is found sound. Becomes part of the development plan.	Adoption: Spring 2023

WINNING THE FUTURE

4. DT set out the local plan timetable as above – currently at Stage 1 of the process

Area-wide viability study



1) Why do we need an area wide viability study? → 1) A detailed viability assessment is needed to ensure the plan presented for examination is deliverable and lessen the need for viability assessments at decision making stage.

2) What do we hope to achieve from the study? → 2) An analysis across a variety of sites taking account of:

- affordable housing policies,
- infrastructure needs,
- site-specific requirements; and
- proposed policies in the plan.

Updated CIL rates that are consistent and represent different house prices and requirements across the area.

3) How does this fit with the Purbeck Local Plan which is currently under examination? → 3) The Purbeck Local Plan is currently being examined with the hope this will be adopted very soon. The Purbeck viability assessment was undertaken on the policy framework proposed within the Purbeck plan.

The Dorset Council plan will propose a different set of policy requirements which will alter viability hence the need for this viability assessment.

5. DT set out why the viability work is important and how it fits in with plan making and CIL approach as set out in the slide.

Comments

6. In response to a query from a participant, DT explained that the Purbeck viability work (which support the current examination of the Purbeck Local Plan) only deals with the Purbeck Local Plan and Purbeck CIL review and that the new work will be looking at potentially different policy and CIL position for all of Dorset Council area.

Council's approach to CIL



Dorset Council CIL strategy

- At present the current CIL charges are those set by the predecessor councils, which have over time increased through indexation. The charges are still separated by previous Local Authority area boundaries with varying levels of CIL levied charged across the area for a variety of uses.
- Dorset Council do not operate CIL in the former North Dorset area, and instead secure infrastructure provision through legal agreement.
- CIL will be re-tested as part of this viability study with a single new CIL charging schedule being consulted on before the Local Plan goes to examination. That charging schedule will cover the entire Dorset Council area.
- Costs applied to habitats regulations including nitrogen mitigation will be included in S106 and will be tested separately to CIL

7. DT explained that the council is reviewing its approach to planning obligations and CIL in light of the new plan and to align the currently varied picture around CIL charging.
8. DT explained that a Dorset-wide CIL Schedule will be produced as a result.

Approach to the viability assessment

Approach to the viability assessment

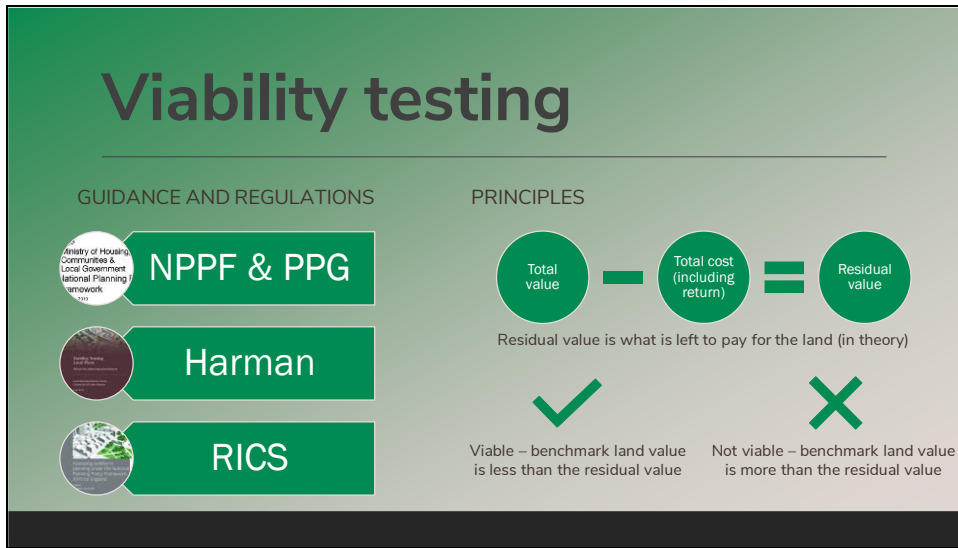
- Review emerging local plan policies and report on viability of development in light of these and national policies
- Check the cumulative impact – affordable housing and other policy asks
- Community Infrastructure Levy – iterative process
- Any questions before we get into the workshop?

9. LC set out that a combined note from the morning and afternoon workshops will be produced and circulated to participants for comment. The final version of the workshop note will be included in the study report and made public.
10. LC also explained that a further note on assumptions will be circulated to workshop participants following both feedback on the current note, other meetings held with participants and further discussions with the council.
11. LC invited participants to have individual conversations with Three Dragons
 - Post meeting note: *If you would like a further discussion, please contact Three Dragons using the contact details at the end of this note.*
12. LC noted that CIL rates will be assessed in relation to striking a balance with other policy costs. The existing rates will not be included in the initial testing.

Comments

13. How the Purbeck CIL is affected – SB confirmed that the Purbeck CIL will be reviewed as planned but replaced when the new Dorset Plan and Dorset Council wide CIL is in place.

Viability testing principles

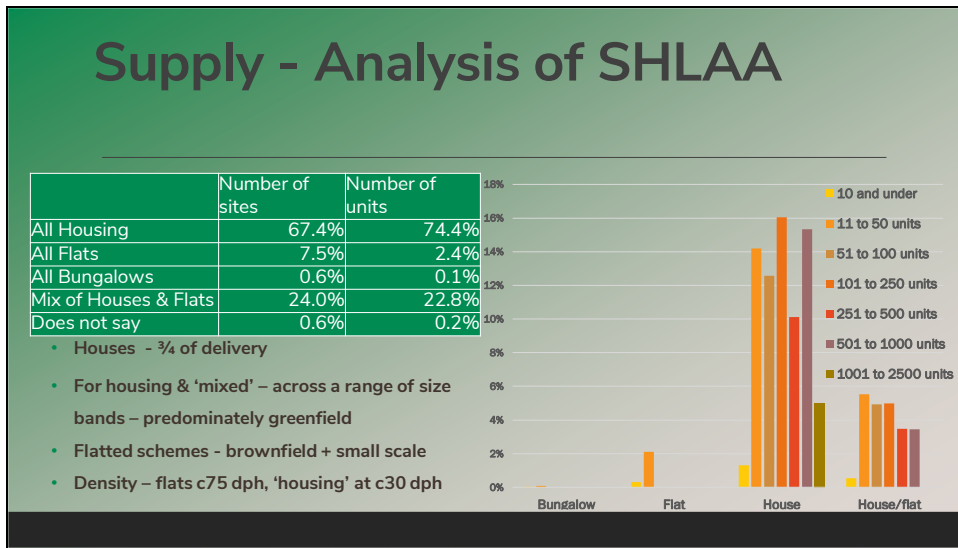


14. LC set out the general principles underlying the viability testing to be undertaken. The primary focus will be on residential development but commercial uses will also need to be considered (in relation to potential CIL charging).

Comments

15. One participant noted that land values are going up rapidly because of land shortages due to environmental constraints - for example, Savills are reporting values at 50% GDV on purchasing. The issue of land values was picked up again later in the workshop.
16. One participant asked if mobile homes type developments were going to be considered through this work as it is often ignored. LC responded that there was nothing in detail within this workshop, as it is a specialist area, but recognised its relevance and agreed to speak separately with those involved in this market.

Patterns of land supply



17. TM set out the basis for testing, pointing out the guidance advocated a typology approach which used a representative set of sites rather than a need to test every site (potentially) identified in a plan.

18. TM explained that the starting point for identifying typologies is to look at the latest version of the SHLAA.

19. Through analysing the SHLAA TM explained that:

- ¾ of delivery is through housing sites with flat-only developments making up a much smaller proportion;
- the vast majority of the SHLAA sites for flats are small scale and are under 50 dwellings. The size of housing sites are spread fairly evenly across different sizes of site and therefore the testing should be across a range of site sizes;
- flatted schemes are all brownfield but housing/mixed sites have a smaller proportion of brownfield sites while greenfield sites are found across the size ranges.

Comments

20. Broad agreement at the workshop that this was the right approach to inform typologies and that the analysis, in terms of the relative importance of the types sites likely be delivered, reflected the local knowledge of the market amongst workshop participants.

Site typologies for testing

Typologies

Ref	Main typologies	Ref	Flats only typologies	Older persons and other residential?
Res 1	3 dwellings GF / BF	Res 9	8 dwellings BF	Extra care – 50 bed
Res 2	6 dwellings GF / BF	Res 10	30 dwellings BF	Sheltered – 60 bed
Res 3	15 dwellings GF / BF			Park homes?
Res 4	30 dwellings GF / BF			But not Rural Exception Sites
Res 5	75 dwellings GF / BF			
Res 6	100 dwellings GF			
Res 7	400 dwellings GF			
Res 8	1,000 dwellings GF			

21. TM explained that the SHLAA analysis has led to the proposed typologies as shown in the above slide.

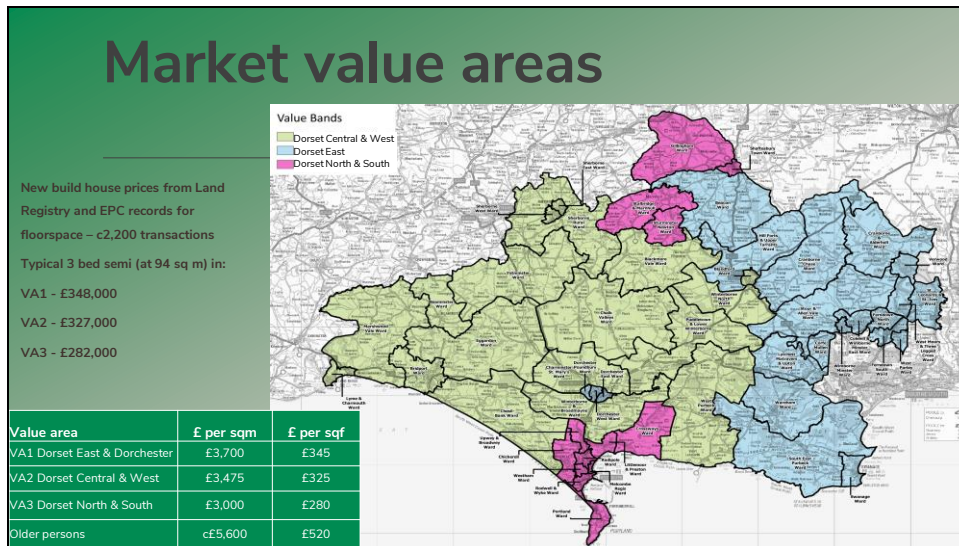
Comments

22. The workshop had the following comments:

- Older person testing should also include independent living, especially mobile homes (see earlier comment about the need to review further the economics of this development type).
- Agreed that the typologies should reflect the size of sites proposed by the council.
- The SANG threshold at 50 dwellings should be reflected in the typologies and would be useful to include a typology at just over 50 dwellings;
- Suggested that there is too big a gap between the 400 – 1,000 dwellings typologies and that it would make sense to have a further typology of around 700-800 as this reflects some of the supply and also is where some infrastructure requirements such as schools start to be requested. LC agreed that Three Dragons would review the typologies to reflect this point.
- A larger site should be considered i.e., 1,000 plus. DT responded that there were only two sites that may come in this category and that at North Dorchester it had been agreed that separate viability work would be undertaken. A separate assessment for the other site at Alderholt has not been agreed yet but the council would think further on this.
- There were mixed views on whether a typology of 250 – 300 dwellings should be included with the comment also made that there are more schemes in the 100/200-400 dwelling range than those at 750 to 1,000 dwellings and this should be reflected in the typologies used.

- The number of dwellings set out for the sheltered scheme was on the high side and a range of 30 to 40 dwellings was preferred to that of 60.
- Three Dragons noted the comments about the typologies being put forward for testing and will review their selection.

Market values



23. TM explained that Three Dragons propose to test the selected site typologies in each of three value areas set out in the above slide. Over 2,000 transactions for new build have been used to inform the setting of the value areas.

Comments

24. The workshop had the following comments:

- Participants asked for detail as to how the values had been calculated. MF confirmed that the values used were those recorded by Land Registry on actual sales. MF explained that the data set was based on transactions over the past 5 years. Normally to bring values to current price all the data would be indexed to the latest HPI, however due to the stamp duty holiday, reduced number of transactions and the pandemic there was concern that if this approach was used it had potential to over-inflate the values. Therefore, a more cautious approach has been used whereby transactions prior to the pandemic were pegged back to pre-pandemic levels rather than the latest HPI.
- It was noted that not all areas had extensive levels of new build activity (e.g., Gillingham and some rural areas), in these areas a view was taken by looking at second hand values and adding a new build premium, using differences locally as a guide to premium. DT also advised that there have been conversions and new build taking place in rural areas and good data was available.
- It was agreed that these values would not reflect those for mobile/park homes and that whilst Three Dragons has some data on this, further work was required to ascertain suitable figures with the help of participants involved in this market.

- While it was acknowledged that this was a sound starting point, there are fluctuations and variations within the specific areas and this should be taken into account in the testing;
- The range of values in each value area are large but the alternative would be a large number of smaller value areas;
- There was no adjustment to sales prices to allow for incentives. DH explained that incentives would form part of the sales and marketing costs allowed for in the testing.
- It would be prudent to look at the allocated sites and how they fit into the value bands;
- It would possibly be useful to check the values against Land Insight or similar to provide a cross check – noted but this uses the same price paid information from Land Registry.

Affordable housing

Affordable housing

	Areas that fall within each zone	Affordable housing requirement
Zone 1	The Isle of Purbeck (excluding Swanage), the Piddle and Cerne Valleys, Cranborne Chase and rural northern Dorset	Requirement within the range of 35% to 45%
Zone 2	The remainder of Dorset outside Zone 1 and Zone 3	Requirement within the range of 30% to 40%
Zone 3	Gillingham, Crossways, Wool, Weymouth Town Centre and on Portland	Requirement within the range of 20% to 30%

Affordable housing assumptions

- On sites of 10 or more homes and 6-9 in designated rural areas
- First 25% as First Homes – then mix of 50% social rent and 25% shared ownership or 50% affordable rent and 25% shared ownership
- Detailed consultation with RPs to follow

First Homes

- Max at £250k, National level of 70% OMV but greater discount optional
- Affordable housing product but what about Return? Marketing/legal fees? Any others?

25. LC explained that the testing will follow the affordable housing (AH) percentages set out in the draft local plan. In lower value areas this would be 20 to 30% and higher value areas at up to 45%.

26. LC set out that First Homes (FH) will be tested and asked for views about what risks are associated around First Homes. LC noted that the maximum market value for a First Home is after the discount is applied. The maximum price after discount in Dorset will be £250k.

Comments

27. The workshop had the following comments:

- FH are higher risk than other affordable housing products as it doesn't have the certainty around the end user and uncertainty around mortgage availability. But difficult to say at the moment until product is delivered. Watch and wait situation. Unlikely to have any involvement from RPs – Considered a high risk with required higher profit level (than AH) because no certainty around cashflow unlike with AH;
- Starter Homes at 80% market value were successful locally as have been Discount Market Sale (DMU) at 80% market value. It was questioned whether DMU should be included as part of the AH?
- DT asked whether there is an appetite for First Homes exception sites – response was that with the level of discount anticipated and associated construction costs it would not be worth it on a small site. Also questioned as to whether HE funding would be available? LC explained that this was an unknown at present;
- First Homes seen as an open market product in terms of risk but it was less valuable than shared ownership (SO often at 80%MV whereas FH at 70%MV). The balancing amount of affordable rent units will be important to site viability;

- Participants were uncertain of the best way to deliver First Homes and will be looking at evidence in S106 agreements over the next few months to gain more information on the proportions of First Homes to all affordable;
- A participant asked how the council will implement First Homes. DT responded that they would be dealt with through the LP which would be based on the viability work. 25% will be First Homes and the balance split 50/50 between other affordable tenures.
- A participant enquired regarding the zoning of Weymouth town centre. What about the rest of Weymouth? Even at 50% AH, the demand for AH would not be met.

Affordable housing – further details

Affordable housing

Social & Affordable rent		Shared ownership			Social rent pw	Affordable rent pw
Rent	(see right)	Share size	30%	1 bedroom flat	£87	£120
Service charge	£5 per unit	Rental charge	2.75%	2 bedroom flat	£95	£155
M + M	£1,000	Capitalisation	4.5%	2 bedroom terrace	£105	£155
Voids/bad debts	3%			3 bedroom semi	£118	£190
Repairs reserve	£600					
Capitalisation	4.5%					

28. LC explained that the detailed assumptions in the above slide would be checked with the RPs through a set of separate telecons but others attending the workshops were invited to make any comments as part of the feedback process. The RPs attending the workshop were all happy to be contacted for more detailed discussions.

Residential mixes

Residential mixes

From (draft) HMA:	1 b	2 b	3 b	4+ b
Market	5%	35%	45%	15%
Affordable home ownership	20%	40%	30%	10%
Affordable rented	35%	35%	25%	5%

BUT:

- Review of recent permissions – all tenures/partial data – but c50% 3 and 4 bed – specific schemes – market housing – much higher % 3 and 4+ beds
- Review of EPC data shows highest proportions for detached and semi detached

Should proportion of 4 plus (likely to be detached) be higher than draft HMA? Your views on the typical mix of (market) dwellings we should model – much appreciated. Examples – even better!

Test the impact of custom and self build – start at 5% on larger developments

29. LC explained that the mix of dwellings in the typologies being tested would need to be identified. The potential mixes shown in the above slide were drawn partly from the recent housing needs assessment but the workshop was asked to comment on whether this affected market reality. Specifically, LC asked if there should there be more larger units?
30. LC also asked how dwelling mixes might be affected by the introduction of First Homes. For example, would this mean a demand for more smaller market units?
31. LC also explained that that Custom and Self Build developments will be tested at 5% on schemes of 20 dwellings or more. A series of standard assumptions for C&SB have been agreed with the Self Build Task Force and will be used for the testing.

Comments

32. The workshop had the following comments:
- The market mix had too many 2 bed units and needed more 4 bed units. The market isn't delivering 1 or 2 bed flats and these should be replaced by 4 bed houses. There is no interest in 1 bed properties;
 - RPs do not allow under occupation and it is a struggle to let 1 bed SO in particular;
 - A participant acknowledged that the mix didn't look too bad. There is a push toward larger dwelling;
 - In practice, the mix of dwellings built will vary across the value areas – generally switch 1 beds to 2 beds in lower value areas and 1 beds to 4 beds in the east of Dorset. There are very few 4 beds on existing Weymouth developments;
 - Acknowledged that First Homes may alter mixes
 - LC asked that workshop participants forward details of the mix of dwellings for schemes coming forward;

- For a CSB policy requirement, the view was put forward that 50 dwellings may be more appropriate than 20 dwellings so that there is more space to operate safely. LC commented that this maybe not an issue if custom build is the delivery model
- A participant asked how C&SB is valued. LC responded that Three Dragons has developed, in conjunction with the Task Force, a set of agreed assumptions.

Size of dwellings

Dwelling sizes

- EPC records suggests that market units are generally built at or above NDSS with average size for:
 - detached – 130sqm; semidetached – 94sqm; terrace – 98sqm; flats 73sqm
- Past delivery of town house style properties maybe cause of terrace size higher than semi
- Suggest use NDSS for AH & smaller properties to maintain min standard and higher for larger properties reflecting market delivery?
- Do average sizes vary across the 3 value areas?

Additional floorspace

- Garages for all 3 bed semi & 4/5 bed detached
- 1-2 storey flats 10% non saleable space
- 3-5 storey flats 15% non saleable space
- Older persons 30% – 40% non saleable

	1b flat	2b flat	2b terrace	3b terrace	3b semi	4+b detached
NDSS/practice	-	70 sqm	70 sqm	98 sqm	94 sqm	130 sqm
Affordable housing rented	50 sqm	70 sqm	70 sqm	84 sqm	93 sqm	-

33. LC explained that Three Dragons' proposed approach is to use NDSS dwelling sizes for AH and smaller market houses but to use an average of the dwelling sizes identified through analysis of EPC certificates for larger market houses – as set out in the above slide.

Comments

34. The workshop had the following comments:

- 93sqm is more representative of a 3 bed AH rather than 84sq m.
- It was questioned whether the council is attempting to bring in NDSS as a general requirement through the local plan. DT responded that the council has not come to a view on this. General sentiment in the workshop was that flexibility re dwelling size is preferred but dwellings are normally at or above NDSS anyway, so don't need to introduce via policy.
- In terms of market unit sizes, a number of comments were raised about the style and size of terrace units. It was commented that the size of the 3 bed terrace may be a bit high given that housebuilders are generally moving away from town house style properties with a third bedroom in the roofspace. On the other hand, some participants still expect them to be built but it will be in specific areas. The need for townhouses is driven by the high levels of site coverage but preference is for 2 storey houses rather than 2.5 storey townhouses. A more typical size for a 3 bed two-storey terrace would be somewhere in the mid 80s sqm moving forward.

- LC requested information on dwelling sizes in conjunction with the layouts and development mixes requested earlier in the workshop.

Benchmark land values

Type	EUV/ha	BLV/ha
Large greenfield	£21,000	£0.21m-£0.42m
Small greenfield	£59,000	£0.59m-£1.18m
Existing residential	£2,910,000	£3.2m-3.78m
Higher brownfield	£650,000	£0.715m-£0.845m
Lower brownfield	£250,000	£0.275m-£0.325m

Based on review of land for sale, previous area-wide and site-specific viability assessments, MHCLG/VOA estimates and EUV calculation.

PPG – BLV should:

- Be based on existing use value
- Allow for a premium to landowners
- Reflect the implications of abnormal costs and policy requirements
- PPG states that 'existing use value is not the price paid and should disregard hope value'

35. DH explained that PPG requires EUV plus approach but that to generate a suitable EUV and uplift, it is not a blank sheet as there are also previous studies, site specific assessment etc. DH explained the evidence for each of the proposed EUVs and uplifts set out above.

36. DH noted that schemes may achieve a higher value in practice.

Comments

37. The workshop had a range of comments depending as to whether they were agents/landowners, housebuilders/developers or RPs

- Housebuilders/developers suggested that the agreements that are presented to them from agents are often around £250k per gross acre as a minimum land value.
- Housebuilders/developers expressed their difficulty in being squeezed by agents, seeking to maximise their sale percentages by inflating land values and advising landowners on return and councils seeking policy compliance, quality design and sustainable communities.
- DH questioned how development can afford the land values being discussed and still meet even basic development costs, especially if these are rising as reported. Participants responded that they try to manage the expectations but landowners, informed by agents, just look at the last deal and don't always think about how land value should take into account development and policy costs. Also, recognition that increasing the build cost will have to bring land value down but agents push for reduction in policy costs first
- The BLV for large greenfield sites are too low and provide no incentive for a land owner to sell and land will not come forward. Taxing land either by s106 or by the government will

simply stop land coming forward. DH requested evidence that land wasn't coming forward but it was stated that it was difficult to prove.

- A local landowner noted that it would not be worth bringing land forward at the values proposed. DH asked whether the EUV was too low or the premium too low.
- It was noted that land prices are increasing due to constraints elsewhere with more developers now looking for land in Dorset. The market is stronger outside the areas affected by nitrate and phosphate restrictions.
- Commented that there may not be much of a distinction between small and larger sites as larger sites are often made up of multiple land ownerships
- Option and promotion agreements generally set a minimum purchase price;
- A question was raised about why a range was being given rather than a single figure. DH noted that within different market value areas a scheme will generate a range of values.
- Participant noted that land values should be dictated by what development can afford including policy costs
- In response to a participant comment that Three Dragons are not valuers, LC noted that Three Dragons are plan viability experts;
- The view was expressed that where a scheme needs additional non-developable areas this land should be at the same value as the developable land as the development cannot be completed without the non-developable land. DH explained that, as has been discussed elsewhere, the approach set out by Three Dragons and others is to apply a different value to SANG land or, if included within the gross area, then a lower benchmark land value should be used across a site (as a blended rate).

Build costs - context

Build costs **BCIS®**

Based on 'Dorset' as a whole **but** is there variation between previous authorities?

Difference between 'Dorset' and 'Weymouth & Portland' equates to c.£75 per sqm

	BCIS Index
Dorset	104
Wimborne	101
Purbeck	106
West Dorset	107
Weymouth & Portland	98
Yeovil	100
Poole	103

38. DH explained the differences between areas within Dorset which are surprisingly varied – and asked whether Three Dragons should use a single Dorset-wide figure or vary by area?

Comments

39. The workshop had the following comments:

- Perhaps there should be an approach that matches value areas to build cost areas as far as possible (but recognising that it wouldn't be perfect as the boundaries are different).
- Build cost should reflect also design quality and the type of builder – regional builders tend to produce a better product in terms of design and materials than the volume housebuilders – although it was also accepted that there is a premium for the values achieved within such developments. Agreed that it may be appropriate to include a sensitivity test to illustrate the differences to help inform policy.
- Concern that BCIS figures have not caught up with increasing labour and material costs, so maybe lower than current costs – however DH pointed out that this cost increase may not be long term and that the workshop had already been clear that the past year's peak value increases had been suppressed for the same reason.
- A participant observed that as you go west in Dorset, materials and labour increases in price.

Build costs - proposed

Typology	BCIS figure – 5year, Estate General, rebased 2 nd Q 2021	Base build costs £/sqm	Plot costs and site infrastructure % of base build cost	Allowance for additional site infrastructure per dwelling
2 to 5 units	Estate housing mean +5%	£1,364	15%	-
6 to 9 units	Estate housing mean	£1,299	15%	-
10 to 50 units	Estate housing mean 95%	£1,234	10%	£5,000 per unit
51 to 100 units	Estate housing mean 92%	£1,195	10%	£5,000 per unit
101 to 250 units	Estate housing mean 89%	£1,156	10%	£10,000 per unit
250 units+	Lower Quartile	£1,101	10%	£26,000 per unit
Flats	Flats 1-2 storey mean Flats 3-5 storey mean	£1,460 £1,466	10%	-
OPH	Supported housing mean	£1,544	15%	-

40. DH explained the rationale behind the proposed build costs explaining that BCIS has confirmed that there build costs reduce as sites get larger due to economies of scale and purchasing power.

Comments

41. The workshop had the following comments:

- Regional housebuilders not building at these rates – they don't have the buying power of the larger house builders (even when building on larger sites). With these sorts of costs, there is a danger that sites will only come forward from the larger volume builders. DH explained the difficulties around generic testing where the builder is not known and trying to help inform the council on policy is challenging, in particular how to achieve the balance between the volume and regional builder. DT explained that the council recognises the importance of regional builders and the higher quality products they offer. As set out in the previous slide, it was suggested that some sensitivity testing around this issue would be appropriate. Suggested that in terms of costs maybe use either the individual house types set out in BCIS (rather than the estate housing figure) or use median to upper quartile figures for estate housing as a sensitivity test;
- It was noted that there is no allowance for abnormals and they will arise on every scheme. DH responded that there is an allowance within the infrastructure costs many of the items that are often described as abnormals as well as separate allowances for garages. The viability testing assumes that sites with unusually high abnormals or other constraints would see some adjustment in site value.
- A participant observed that houses will not be built on small sites as the rates were too low. Most small sites are built to a higher standard than on larger schemes. DH responded that a smaller scheme will likely have higher selling prices and also acknowledged that BCIS doesn't fit all scenarios and asked whether the figures are reasonable or entirely wrong?
- A participant noted that the SPs are not sufficiently higher to allow for the higher build costs.
- A participant noted that in 2018 the build cost on a scheme was £1600/sqm excluding externals based on BCIS.
- DH acknowledged that build costs an important part of the testing and further discussions may be appropriate outside of the workshop. Some participants indicated that they were happy to be contacted although it may not be possible to disclose actual build costs for reasons of commercial confidentiality.

Other development costs

Other development costs

Development cost	Assumption	Note
Professional fees	6% - 10%	of costs
Finance rate	6%	of all costs including land value
Marketing/sales fees	3% of GDV for market plus £500 per AH unit	6% for older person housing
Developer return	17.5% market GDV & 6% AH contractor return	
Agents and legal	1.75% of land value	
SDLT	Prevailing rate	
Build rate	- smaller sites developed within a year	Includes AH and market
	- larger 1 yr to first completion and then 50 pa per flag	

42. DH presented the figures in the above slide and asked for comments.

Comments

43. The workshop had the following comments:

- One participant suggested that with a mixed tenure scheme, a blended return should be used at around 17.5%, which requires a market rate of 20%. A second participant commented that adopting a 17.5% GDV return was not right and that it should be 20% GDV generally.
- A different view was expressed by another participant who suggested that a blended rate of 16% GDV for market and affordable would be appropriate.
- It was suggested that 20%GDV should be used as the level of return for older person housing.
- DH asked if there were reasons why development in Dorset would require a higher-than-average return. Participants suggested that higher margins may be required by lenders.
- Three Dragons was asked to consider the SDLT implication where the existing use of a site is already, in whole or part, residential as there are different implications (e.g., reclaiming VAT)
- 50pa completions maybe just about achievable for a volume builder but locally around 40pa would be more realistic.
- While the local plan will 'set everything in stone' at a specific date, further additional costs will be in the pipeline e.g., the Future Homes Standards.

Policy and mitigation costs

Policy and mitigation costs

Development cost	Assumption	Note
Custom & self build	5% plots on larger schemes	C&SB Taskforce assumptions
Accessibility	20% of dwellings M4(2) £1,400 per unit + 5% M4(3) A + 5% of AH as M4(3) B (10+ units) Test also 50% and 100% M4(2) – as per govt consultation	UK Gov impact assessment
Decarbonising	Part L 2021 - £2,260 (flat) - £3, 130 (house)	UK Gov impact assessment
Biodiversity net gain	£270 per unit BF & £998 per unit GF	UK Gov impact assessment
EV charging	Draft policy – Com9 £100 - £865 (ducting through to full provision)	UK Gov impact assessment
Other environmental costs (inc Heathland mitigation, Poole Harbour mitigation etc)	Mitigation costs which are significantly different by area. To take into account as a 'given'	Dorset Council
S106 (education, play etc)	Tba with the Council - and in relation to CIL – but views on any current issues appreciated	Dorset Council

44. DH presented the figures in the above slide and asked for comments.

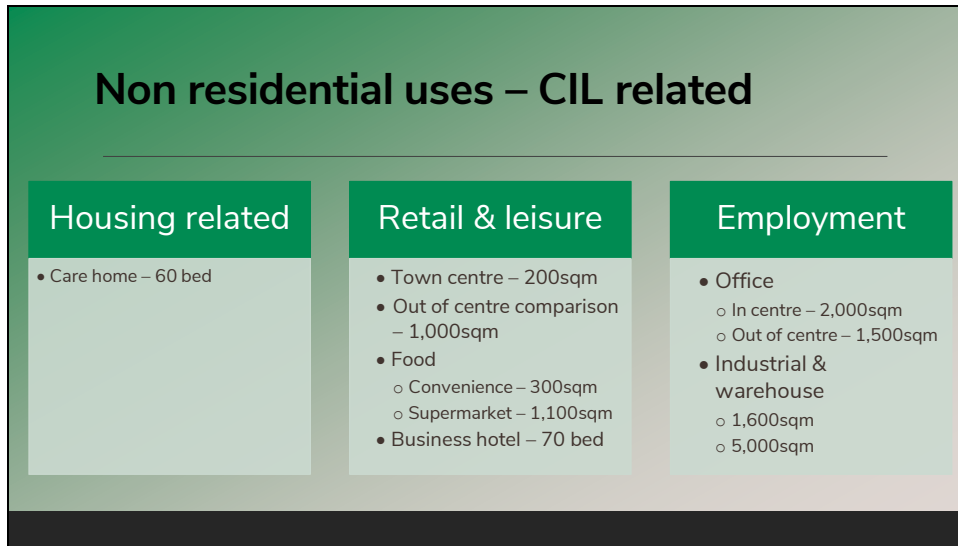
Comments

45. The workshop had the following comments:

- Participants suggested that Part L maybe ok with the figures but Future Homes Standards could be a lot higher (potentially double) and this should be factored in;
- For smaller developers, the decarbonisation costs look light, currently more like £4,500/plot and by June 2025 to be fully carbon ready, costs could be £8-10k per dwelling and possibly up to £13k to meet the Future Homes Standards. There is a difference between smaller and larger developers, The costs of Future Homes will need to be tested, most likely as a sensitivity test;
- DH responded that the approaches set out by government for both Part L and Future Homes were 'add on' tech reliant and that the same carbon reductions can be achieved for less cost through a fabric first approach. DT indicated that the council will want sensitivity testing undertaken with alternative decarbonisation costs to show what the impacts could be and that the council will need to be fully informed to help in making potentially difficult choices. The process of making members aware of these issues is already underway;
- Regarding environmental standards DH explained that estimating these costs was still being determined with the council. One participant commented that developments up to 50 homes pay for SANGS via CIL but this was being switched to s106. LC offered a further session for a roundtable discussion on environmental costs and application, with developers and officers involved in the process;
- A participant stated that it was essential to include realistic s106 contributions – a recent scheme was £16,000 per dwelling and figures were gradually increasing. DH acknowledged that there were a variety of different approaches from the various former district councils. DT advised that as a unitary authority they will be working towards a

consistent approach across Dorset and that past requirements would not necessarily be a good guide for the future.

Non-residential uses



46. DH explained that there are a range of non-residential typologies that will be assessed to develop suitable CIL rates. DH asked that if any participants had any comments, please make them in response to the circulated workshop note.

Comments

47. It is important that Three Dragons consider the implications of cross subsidy on mixed use sites – especially if considering recommending positive rates for non-residential uses.

Values of non-residential uses

Non-residential values

Ref	Rent (£p sqm)	Yield
Office - TC	Higher: £125 Lower: £100	8.50%
Office OofC	Higher: £130 Lower: £105	8.50%
Industry/ warehouse	£75	7.25%
Retail - TC	£225	8.00%
Retail - OofC	£180	7.00%
Convenience retail	£190	5.50%
Supermarket retail	£190	5.00%
Hotel	£130	8.00%
Care Homes	£7,500 per room	6.75%

Costs for non-residential uses

Non-residential costs

Ref	Build cost £ psqm* Q2 2021	Ref	Other costs
Office - TC	£1,903	Professional fees	8% construction costs
Office OofC	£1,911	Sales/letting costs	3% GDV
Industry/ warehouse	£1,102	Finance	6%
Town centre retail	£1,561	Return	15% GDV
OOC retail	£941	Purchaser costs	6.8%
Convenience retail	£2,082	Agent/legal costs	1.75% land value
Supermarket retail	£1,619	Voids	Varies – 1m to 6m
Hotel	£2,198	S106/policy	On some developments
Care Homes	£1,903		
* Plus 10% for external/plot costs			

48. As with the slide setting out the values that Three Dragons proposes using for non-residential uses, it was agreed that the information would not be considered in detail at the workshops, as the key interest of participants was residential development. However, it was agreed that those wishing to make any comments had the opportunity to do so in response to the circulated workshop note.

Comment

49. One immediate comment from a participant was that the rents are not correct and better evidence is available which they agreed to provide Three Dragons.

Workshop close



Next steps

- Reflect on feedback from today and any follow ups
- Refine assumptions and review
- Undertake testing and report to the council
- Contact: dominic.houston@three-dragons.co.uk
 mark.felgate@three-dragons.co.uk
 lin.cousins@three-dragons.co.uk or
 tom.marshall@three-dragons.co.uk

50. LC thanked everyone for attending the workshops and for their comments. Further information and feedback would be welcomed following the circulation of the notes and Three Dragons would be arranging to contact organisations who had agreed to provide further input and/or would like to add themselves to the list of people for further discussion.

Appendix C – Notes of development industry workshop – Environmental measures

Dorset Council - workshop to discuss environmental mitigation measures (online)

Workshop slides and notes of discussion

14 September 2021



Participants:

For Dorset Council: Debbie Turner (DT), & Sue Bellamy (SB)
For Three Dragons: Mark Felgate (MF) Lin Cousins (LC)
Bloor Homes
Chapman Lily Planning
WH White
Morrish Homes

Introduction

Environmental mitigation

- Focus today is to discuss the environmental mitigation measures
 - What is required?
 - Where does it apply?
 - Impact on viability testing
- Run through the position in Dorset then discussion about experience in Dorset and elsewhere and what we should test
- This is not a rerun of the development industry workshop

MF introduced the workshop, explaining its purpose was to discuss the environmental mitigation measure relevant to Dorset. MF noted that the workshop was not a rerun of the previous development industry workshop.

Using the following slides, MF set out the current position in Dorset – referring to local and national policy and cost estimates of mitigation measures.

Environmental mitigation

- Focus today is to discuss the environmental mitigation measures
 - What is required?
 - Where does it apply?
 - Impact on viability testing
- Run through the position in Dorset then discussion about experience in Dorset and elsewhere and what we should test
- This is not a rerun of the development industry workshop

What is required?

- In relation to the Poole Harbour SPA/Ramsar contributions towards the effective management of the site to reduce eutrophication from additional nitrates and to reduce recreational pressure
- In relation to Chesil and the Fleet SAC and Chesil Beach and the Fleet SPA/Ramsar, contributions towards the effective management or contributions towards the provision of SANG.
- In relation to Fontmell and Melbury Downs SAC, Cerne and Sydling Downs SAC and Rooksmoor SAC, contributions towards measures to reduce aerial nutrient deposition (from increased traffic)
- In relation to Somerset Levels and Moors SPA/Ramsar, River Avon SAC, Avon Valley SPA/Ramsar and the River Axe SAC, contributions towards measures to reduce increased levels of phosphate arising from development.
- Potential new requirement relating to the New Forest (affecting East Dorset)
- Across all new development deliver a minimum of 10% net gain in biodiversity

What is required?

SUMMARY

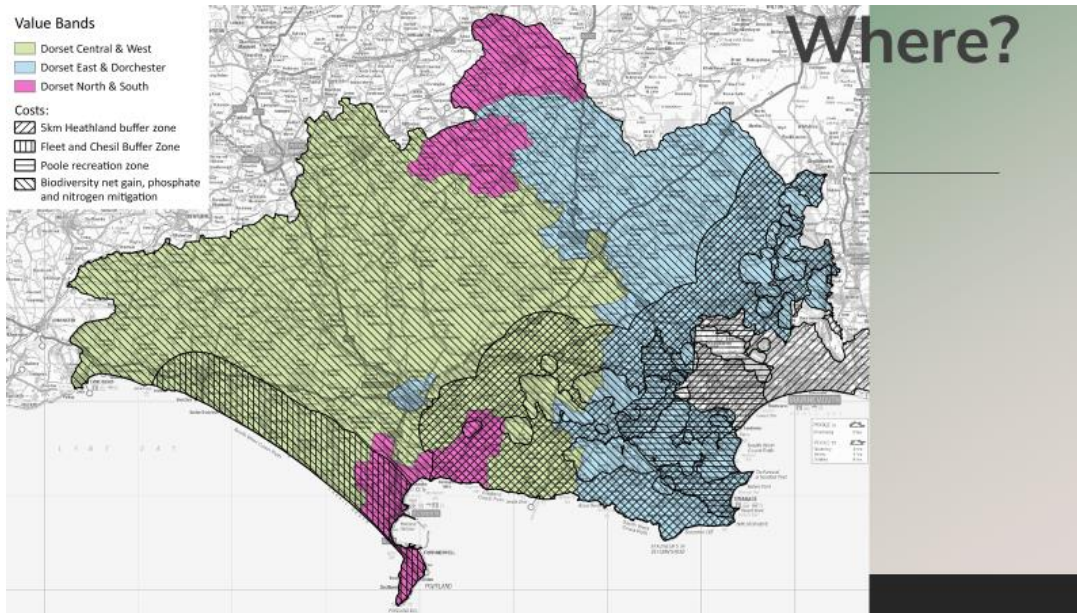
SANG and SAMM contributions relating to protecting habitats (Dorset heaths and Chesil & potentially East Dorset)

Contributions relating to reducing nitrates (Poole Harbour)

Contributions relating to reducing phosphates (Avon, Axe and Levels)

Contributions relating to aerial nitrogen deposition (Downs)

Biodiversity net gain



Cost & values matrix

	Dorset North & South	Dorset Central & West	Dorset East and Dorchester	Cost source
Dorset heaths	£5,750	£5,750	£5,750	Dorset Council
Fleet & Chesil	£550	£550	-	Dorset Council
Poole recreation	-	-	£190	Dorset Council
Phosphate and nitrogen	c£2,205	c£2,205	c£2,205	Dorset Council
Biodiversity net gain	£998 (GF)	£998 (GF)	£998 (GF)	Govt impact assessment
New Forest?	-	-	?	?
Total cost (worse case scenario)	£9,503	£9,503	£9,143	

For simplicity and the purposes of viability testing, MF noted that Three Dragons will assume phosphate and nitrogen mitigation is required across the authority.

DT noted that there is a nitrogen mitigation group within the council, that is dealing with a wide range of sites.

For discussion

- Experience of mitigation measures in Dorset and elsewhere?
- How often in the past and moving forward would all the mitigation measures be required in any one value area?
- Should the council and NE working with developers seek shared solutions e.g. SANG and phosphate mitigation and therefore share the cost burden
- Are the suggested costs reasonable?
- Do landowners and their agents recognise the need for mitigation measures?
- What could the council do to make the process easier?

MF concluded the presentation overview by posing a range of questions for discussion. Each participant was invited to share their experiences and views on the assumptions.

Comments from the workshop - generally

- Limited evidence available to assess appropriate level of costs to assume – recent s106 agreements may be the best guide available. SB confirmed that figures above quoted by Three Dragons were based on a range of evidence sources including recent s106 agreements. SB to provide a note setting out the sources used but meeting recognised generally that evidence currently still quite limited;
- It is a 'happy' situation where you can mitigate against two impacts (e.g. heathland impact and nitrates) – Natural England recognises the possibility. But this is rarely feasible as the mitigation measures are normally quite different. Viability testing should be on the basis of different solutions for mitigating different types of impact;
- Extent of phosphate issues in Dorset unknown but nitrate mitigation measures needed.

Comments - SANGs

- SANGs have proved to be successful in attracting people away from sensitive areas (of heathland) although may be a case that SANGs encourage use of the car to get to them – so a more negative environmental impact; linked to this wider benefit from the SANG and especially its early implementation – is it fair to attach the set up and long term maintenance cost to the new homeowners when many others from further afield are freely benefiting?
- The starting point is always to provide mitigation measures for your own development but there is a growing 'market' in trading of mitigations solutions e.g. land for SANGs - an emerging 'green economy'. The growth in 'trading' mitigation measures is partly

due to the strong housing market. This point was reinforced by others attending the workshop;

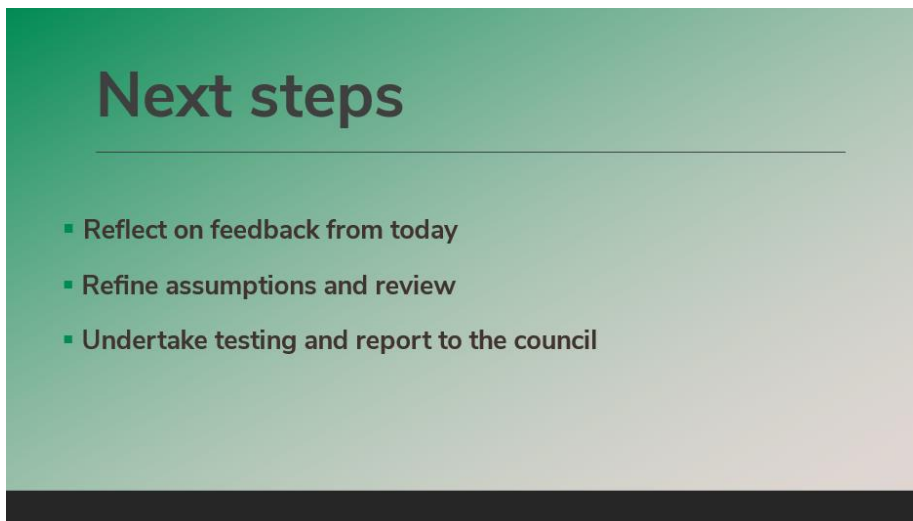
- Generally, it is better (more cost effective) to provide own SANG land (where this is the appropriate mitigation measure) but this may not be feasible and then developer is ‘in the market’ to find a solution (a traded benefit);
- One of the participants was able to give information about SANG set up costs from a recent scheme (in Hampshire rather than Dorset). Estimated at £3,000 per dwelling for land and works. However, it is difficult to relate to a per dwelling figure as there are set costs which could apply to a varying number of dwellings. Property owners then have an on-going service charge – example of £10 per month per dwelling quoted. However, noted that costs of setting up SANGs are very site specific, e.g. a former golf course with existing access infrastructure will have a much lower cost base than an agricultural field.
- Good design for SANGs includes consideration of route for pathways to and across and ensuring there are plenty of litter bins;
- Natural England have been through a period when they were looking for proof that a proposed solution would work – before they would agree to its implementation. They have moved more to a position where they want to see measures that are ‘sensibly achievable’. However, NE still look for SANGs in place before occupation of first home in a development. This has implications for cash flow and phasing. E.g. mentioned that a large scale development with SANG and nitrogen mitigation added 2 years to the development before the housing could be started. The strict rules associated with SANG design mean some landowners want to keep the land and manage it themselves. Important for flexibility from different stakeholders and each SANG and each development are different.
- Agents (and landowners) are beginning to see that land provided for SANGs has its own ‘value’ – is a kind of income stream for them. Agents are ‘advising landowners’ that land for SANGs in Dorset should be in the order of £50-£100k per acre. The value is simply a reflection of demand and supply and what developers have been willing to pay and it was not clear as to how the figures quoted take into account PPG guidance on land values;
- If the developer has to buy into a SANG on a per dwelling basis – charge is c £2-5k a plot but this varies from location and whether public or private provision.

Comments – Nitrate mitigation

- Limited technical expertise to advice on mitigation solutions in preparation for sign off from statutory authorities. As issue becomes more widespread this could cause delays in construction;

- Swales and reed beds appropriate mitigation measure for nitrates – can be within a SANG but that is not a given;
- Nitrogen mitigation will significantly impact on small developers and smaller sites. A good approach that the local authority is looking to support smaller house builders through the local authority nitrogen mitigation steering group.

For completeness – final slide from the presentation shown below – no additional workshop participant comments.



Appendix D – Notes of further discussions with registered providers of affordable housing

Dorset Council – Affordable Housing Workshop (online)

Workshop slides and notes of discussion

30 September 2021



Participants:

For Dorset Council: Debbie Turner (DT), & Frances Summers (FS)
For Three Dragons: Mark Felgate (MF) Dominic Houston (DH)
Aster
Stonewater

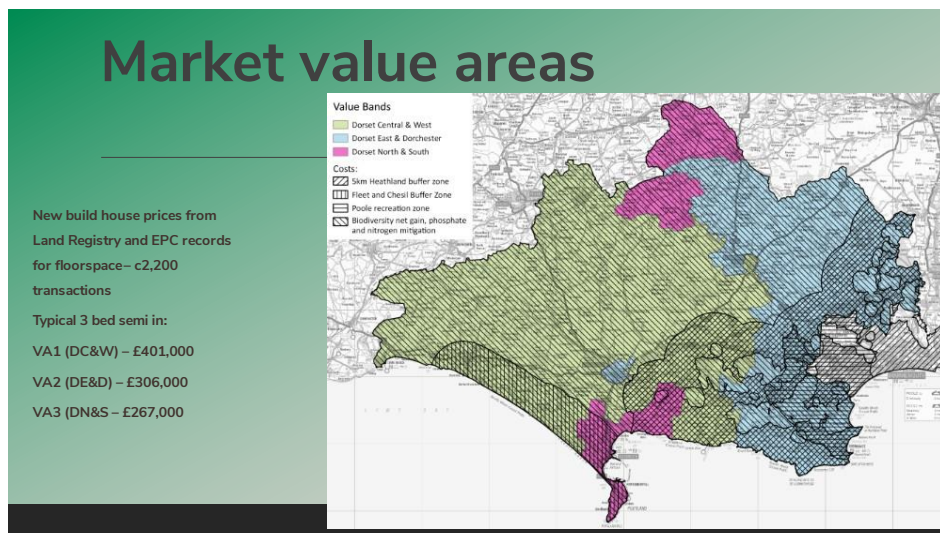
Introduction

Approach to the viability assessment

- Review emerging local plan policies and report on viability of development in light of these and national policies
- Check the cumulative impact – affordable housing and other policy asks
- Iterative process based on notional sites with a varied level of affordable housing, including tenure mix

MF introduced the workshop, explaining its purpose was to inform the viability study being undertaken to inform the new local plan for Dorset. This workshop builds upon the wider development industry workshop in July.

Market value areas

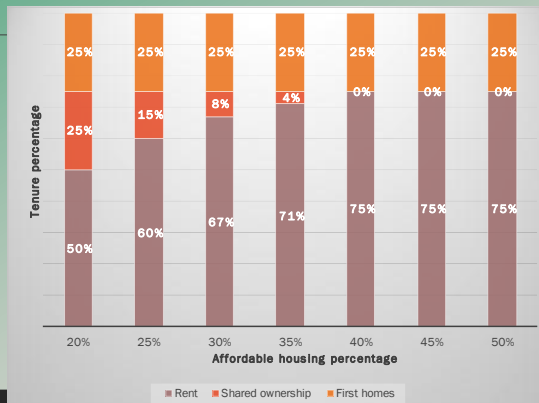


MF set out the different market value areas in Dorset, and how these related to the environmental mitigation constraints.

Affordable housing tenure mix

Affordable housing tenure mix is complicated by:

- 10% of all dwellings to be LCHO
- 25% of affordable housing to be First Homes
- impact varies according to the proportion of affordable housing
- council approach seeks to meet government requirements whilst maximising rented affordable housing but this is at the expense of shared ownership
- 2020/2021 split 63% rent & 37% LCHO



MF rehearsed the potential impact of the new First Homes tenure in the context of the Council’s priority to maximise the affordable rented housing, and how this could reduce the amount of shared ownership s106 housing.

Affordable housing assumptions

Social & affordable rent		Shared ownership			Social rent pw	Affordable rent pw
Service charge	£11 per unit	Share size	30%	1 bedroom flat	£87	£120
M + M	£1,000	Rental charge	2.5%	2 bedroom flat	£95	£155
Voids/bad debts	3%	Capitalisation	4.5%	2 bedroom terra	£105	£155
Repairs reserve	£600			3 bedroom semi	£118	£190
Capitalisation	4.5%			4 bedroom	£180	£250

DH set out the assumptions that Three Dragons are proposing to use to estimate the transfer values for affordable housing in Dorset based on capitalised net rent.

Residential mix & size

From (draft) HMA:	1 b	2 b	3 b	4+ b
Affordable home ownership	20%	40%	30%	10%
Affordable rented	35%	35%	25%	5%

BUT:

1 bed affordable homeownership – is this likely?

4 bed affordable homeownership – is this likely?

	1b flat	2b flat	2b house	3b house	4b house
Affordable housing	50 sqm	61 sqm	70 sqm	84 sqm	106 sqm

NDSS based for affordable housing

MF set out the proposed affordable dwelling mix from the draft HMA and the dwelling sizes.

Affordable housing assumptions

	Capital value for social rent	Capital value for affordable rent	Share of ownership - Value Area	Share of ownership - Value Area	Share of ownership - Value Area
1 bedroom flat	£62,000	£86,000	£127,000	£126,000	£105,000
2 bedroom flat	£71,000	£125,000	£155,000	£154,000	£128,000
2 bedroom house	£82,000	£125,000	£163,000	£165,000	£138,000
3 bedroom house	£97,000	£165,000	£220,000	£203,000	£178,000
4 bedroom house	£166,000	£232,000	£274,000	£274,000	£224,000

Units as a % of zone full market value

	Social rent	Affordable rent	S/O if DE&D	DC&W	DN&S
1 bedroom flat	34%	47%	69%	69%	69%
2 bedroom flat	32%	56%	69%	69%	69%
2 bedroom house	34%	52%	69%	69%	69%
3 bedroom house	33%	56%	69%	69%	69%
4 bedroom house	42%	62%	69%	69%	69%

MF then provided the estimated transfer values
For the different affordable housing tenures and dwelling types/sizes.

For discussion

Rented AH will be tested both as AR and SR- what is the demand for each type?

What is the difference between what you might offer for social rent and what you might offer on affordable rent?

Would you deliver AR and SR on the same site?

Do transfer values for affordable housing vary significantly across Dorset?

Does the reduction in shared ownership as a result of FH have an impact on the attractiveness of S106 AH?

Do you anticipate your organisation being involved in First Homes?

Would you change the council's current thinking to a different tenure proportion?

Comments from the workshop – Generally

- Both RPs took s106 affordable housing. There can be some minimum thresholds to ensure that the management obligations are spread over a reasonable number of units in a given location (say a minimum of 20)
- It was noted that there is a high affordable housing need in Weymouth

Comments from the workshop – First Homes

- First Homes is a new tenure and direct experience is not available. But it seems unlikely that housing associations will be involved in s106 First Homes
- There is limited experience of discount market sales on some RP-led schemes but these are limited and respond to specific circumstances
- There is some nervousness about the mortgage market for discount market sale (including First Homes)
- Shared ownership forms an important part of the affordable housing tenure mix. It was noted by one of the participants that it would typically form at least 60% of the tenure mix on their own developments
- First Homes will reduce the attractiveness of s106 affordable housing especially on small schemes

Comments – Affordable Housing Testing Assumptions

- The rental share should be 2.75% rather than 2.5%
- The proposed affordable housing assumptions were otherwise considered suitable

Comments – Transfer Values

- Transfer values seem low
- Participants offered to check recent schemes and send transfer values on a confidential basis
- It was suggested that some Housing Associations were winning bids for s106 affordable housing by charging higher rents thus allowing transfer value bids to be increased; plus cross subsidisation and stronger capitalisation

Comments – Dwelling Mix

- There should be no 1-bed shared ownership
- There may be more than 30% 3-bed shared ownership
- Generally no shared ownership flats (would need to be a niche location to have shared ownership flats) – instead keep as houses in most circumstances
- Suggest 5% 1-bed
- Generally less than 10% 4-bed
- Rented – less than 35% 1-bed, generally go for 2 bed and three bed (mainly houses)
- 1 bed flats generally have high support needs although 1-bed houses may be attractive
- The following rented dwelling mix was suggested:

Type	1 bed	2 bed	3 bed	4 bed
Proportion	5%	40%	45%	5%

- Having social rent and affordable rent on the same scheme can work although there would only be one rental tenure within a block of flats
- As a tenure social rent is ok although there is a preference for affordable rent especially for affordable-led schemes

Comments – Other

- Sites for affordable-led schemes not necessarily a problem in Dorset except in East Dorset

Appendix E – Specialist older persons housing types

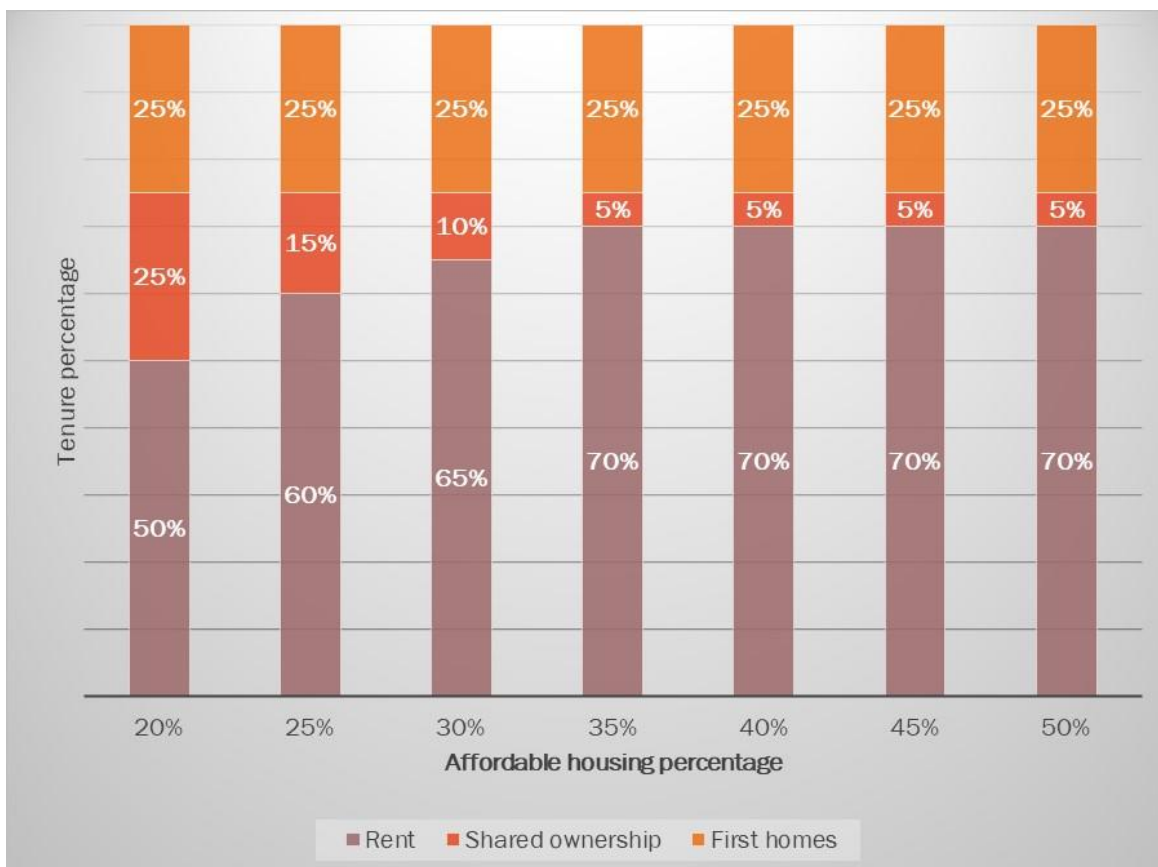
Older person description

- 1 Retirement housing** - This is often known as "Sheltered Housing" or "Retirement Living". Retirement Housing usually provides some facilities not found in completely independent accommodation. These can include a secure main entrance, residents' lounge, access to an emergency alarm service, a guest room. Extra facilities and services are paid for through a service charge on top of the purchase price or rent. To move into retirement housing residents are assumed to be independent enough not to need care staff permanently on site.
- 2 Supported Housing** - This is often known as "Extra Care Housing" or "Assisted Living". Everyday care and support will be available. Facilities will include those available in retirement housing plus others (such as a restaurant, communal lounges, social space and leisure activities, staff on site 24 hours a day). Service charges are likely to be higher than in retirement housing but this reflects the more extensive range of facilities.
- 3 Care Homes** - This includes what have traditionally been described as residential care homes or nursing homes and is where integral 24-hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.
- 4 Retirement village** - We note that sometimes different types of older persons housing is included in age-restricted market housing/retirement villages. Retirement villages can include age-restricted market housing, sheltered/extra care and care home accommodation, as well as a range of communal facilities. Whilst we indicate what a retirement village might comprise of, it is difficult to develop a typical scheme and the variance could be considerable. Therefore, in terms of potential affordable housing and CIL charging we consider that the main separate uses within a retirement village have been tested and in terms of CIL, these would each be charged at the prevailing rate for that use e.g. general housing or supported housing.

Appendix F - Affordable housing types used for testing purposes

- 1 The study explores the viability impacts of different proportions and tenure of affordable housing with the policy options set out in HOUS2 ranging from 20% to 40% affordable housing and an affordable housing tenure split of 30% home ownership, 30% social rent and 40% affordable rent. Early-stage analysis was undertaken to explore the impacts of these approaches.
- 2 In terms of tenure the affordable dwelling mix includes First Homes and adjusts the proportion of shared ownership to maximise the rented affordable housing while meeting the national requirement that 10% of dwellings should be low-cost home ownership. The impact of these two requirements varies according to the proportion of affordable housing and the council approach seeks to test government requirements whilst maximising rented affordable housing. The potential combinations are set out below in Figure C1.

Figure C1 Potential affordable housing tenure mixes



- 3 The options set out in Figure C1 were further refined to also consider varying combinations of social and affordable rent as set out below in Table C1. In all cases First Homes are at 25% of the

affordable housing provision, with varying levels of Shared Ownership and Rent according to the overall percentage of affordable housing.

Table C1 Early-stage testing affordable housing for general residential development

	Dorset North & South		Dorset West & Central		Dorset East & Dorchester	
Affordable housing %	20%	25%	30%	35%	35%	40%
Option 1						
Affordable rent	50%	60%	65%	70%	70%	70%
Social rent	0%	0%	0%	0%	0%	0%
Shared ownership	25%	15%	10%	5%	5%	5%
First homes (30% discount)	25%	25%	25%	25%	25%	25%
Option 2						
Affordable rent	0%	0%	0%	0%	0%	0%
Social rent	50%	60%	65%	70%	70%	70%
Shared ownership	25%	15%	10%	5%	5%	5%
First homes (30% discount)	25%	25%	25%	25%	25%	25%

- 4 Following discussions about this early-stage review the Council considered that a simple approach towards affordable housing was preferred with just two variables in terms of the percentage sought at 20% in the lower value area and 35% in the other 2 value areas – this was based upon local experience of implementing a variety of policy required rates, owing to the varying requirements set out in the different local plans in operation across the Dorset Council area.
- 5 However, whilst 40% is often not achieved it was requested that the impacts of a higher rate of 40% in the higher value area is reviewed and therefore this is undertaken as a sensitivity test.
- 6 For specialist housing, early-stage review considered the same proportions and tenure mix as the general residential typologies. However following further discussion with the Council and in particular their experience locally in terms of delivery further adjustments were made to the proportion and tenure of affordable housing to determine a suitable level of provision that would not jeopardise the majority of delivery. It was decided to test at 10% affordable housing with shared ownership as the affordable tenure for older persons and a discount market product (70% of open market value), similar to First Homes for park home testing. No affordable housing is included within the testing of care homes.
- 7 Affordable housing can be required on smaller (developments of 5-9 dwellings) general housing sites in designated rural areas (see Figure C2 below for a map of the designated rural area in Dorset) and whilst we have been advised by Dorset Council that the planned delivery from these types of sites is limited, there is potential for windfall sites to come forward. Therefore the applicable affordable housing proportion and tenure (by value area) will be tested for Res2 – 6 dwellings, on both the greenfield and brownfield typologies.

- 8 Rural exceptions sites are not included as a typology in the viability testing as the draft policy is clear that they should be 100% affordable housing. This reflects the fact that the priority for these sites is to maximise delivery of affordable housing.
- 9 The preferred affordable housing approach for testing is as follows:
 - 35% affordable housing with a tenure mix of 25% First Homes, 5% Shared Ownership and 70% Rent in Dorset West & Central and Dorset East & Dorchester
 - 20% affordable housing with a tenure mix of 25% First Homes, 25% Shared Ownership and 50% Rent in Dorset North & South
 - All affordable housing rent assumes a social rent product (and value)
 - A sensitivity test in Dorset East & Dorchester with 40% affordable housing and a tenure mix of 25% First Homes, 5% Shared Ownership and 70% Rent
 - 10% affordable housing for specialist accommodation including older persons and park homes.

Appendix G – Benchmark Land Values

- 1 Benchmark land values are estimated using existing use estimates plus a premium, as required by Planning Practice Guidance.
- 2 Previous area-wide viability work in Dorset includes Local Plan, SHLAA and CIL viability studies dating from 2010 to 2019²¹. The brownfield benchmark land values used in these studies vary between £3.76m/ha to £0.25m/ha and the greenfield benchmark land values vary between £0.75m to £0.25m/ha. The highest brownfield land values relate to the redevelopment of existing dwellings. One of the studies uses a lower value for SANGS land of £37,000/ha²².
- 3 The MHCLG Land Value Estimates for Policy Appraisal 2019 suggests a range of £3.45m/ha to £2.2m/ha for residential sites with no planning obligations. For industrial land, the range is between £0.6m to £0.75m/ha while farmland is estimated to be worth £24,750/ha.
- 4 Dorset Council provided 11 site-specific viability studies across seven sites dating from 2014 to 2020 to inform the testing assumptions for this study. These studies used benchmark land values between £0.22m-£0.325m/ha for greenfield land and £0.25m-£0.82m/ha for brownfield; plus a higher value of £1.73m/ha for land with an existing dwelling and other premises.
- 5 EGi lists 15 general land transactions dating from 2010 to 2020, covering 14ha with a total value of £16.2m. These range from £3.3m-£0.55m/ha, with the highest values for an edge of village infill site of 0.1ha and the lowest value for an employment site of 0.6ha. The examples included two former schools which varied between £0.61m and £0.77m/ha.
- 6 Commercial estate agent commentators suggest that farmland is worth an average of £20,500/ha across the SW. A review of farm and paddock land for sale suggests that farmland in Dorset is worth about £22,700/ha, and paddock land about £59,000/ha. Paddock land varies considerably in value.
- 7 An existing use value estimate has been prepared for a hypothetical 1ha industrial site, using the average rents and yield for Dorset and an allowance from BCIS for renovation. This suggests that the existing use of an industrial site may be in the region of £0.65m/ha, which sits between the two MHCLG industrial values/ha.
- 8 The HCA suggests²³ that “Benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value”.
- 9 Based on this information the existing use values and premiums are used in this study are set out in Table D2.

²¹ East Dorset – Three Dragons 2010 Affordable housing and CIL; North Dorset PBA 2015 Local Plan and CIL; Purbeck – DSP 2019 Local Plan; West Dorset BNP 2014 SHLAA and CIL; Weymouth & Portland - BNP 2012 CIL.

²² Purbeck – DSP 2019 Local Plan

²³ Homes and Communities Agency, 2010, Annex 1 (Transparent Viability Assumptions) page 9

Table D1 Benchmark land values and typologies

Site type	EUV/ha	Premium	BLV/ha	Based on	EUV Source
Large greenfield 1	£21,000	10 times	£210,000	10 times agricultural value	3D review + commentators
Large greenfield 2	£21,000	15 times	£315,000	15 times agricultural value	3D review + commentators
Large greenfield 3	£21,000	20 times	£420,000	20 times agricultural value	3D review + commentators
Small greenfield 1	£59,000	10 times	£590,000	10 times paddock value	3D review
Small greenfield 2	£59,000	15 times	£885,000	15 times paddock value	3D review
Small greenfield 3	£59,000	20 times	£1,180,000	20 times paddock value	3D review
Existing residential 1	£2,910,000	10 %	£3,201,000	Existing residential + 10%	MHCLG
Existing residential 2	£2,910,000	20 %	£3,492,000	Existing residential + 20%	MHCLG
Existing residential 3	£2,910,000	30 %	£3,783,000	Existing residential + 30%	MHCLG
Higher brownfield 1	£650,000	10 %	£715,000	EUV estimate + 10%	3D estimate/MHCLG
Higher brownfield 2	£650,000	20 %	£780,000	EUV estimate + 20%	3D estimate/MHCLG
Higher brownfield 3	£650,000	30 %	£845,000	EUV estimate + 30%	3D estimate/MHCLG
Lower brownfield 1	£250,000	10 %	£275,000	Site specific low value EUV + 10%	Site specific viability
Standard brownfield 2	£250,000	20 %	£300,000	Site specific low value EUV + 20%	Site specific viability
Standard brownfield 3	£250,000	30 %	£325,000	Site specific low value EUV + 30%	Site specific viability

10 The benchmarks are applied to the typologies as follows. Some of the brownfield typologies are tested against higher and lower brownfield benchmarks where development may be on different types of site. Where this takes place the typology reference includes “1” for the first benchmark, and “2” for the second benchmark e.g. Res5b becomes Res5b1 for the higher BLV test; and Res5b2 for the lower BLV test.

Table D1 Benchmark land values and typologies

Site type	BLV/ha	Res1a	Res1b	Res2a	Res2b	Res3	Res4a	Res4b	Res4c
		3	3	6	6	8	15	15	15
		GF - houses	BF - houses	GF - houses	BF - houses	BF - flat	GF - mixed	BF - mixed	BF - flats
Large greenfield 1	£210,000								
Large greenfield 2	£315,000								
Large greenfield 3	£420,000								
Small greenfield 1	£590,000	Test		Test			Test		
Small greenfield 2	£885,000	Test		Test			Test		
Small greenfield 3	£1,180,000	Test		Test			Test		
Existing residential 1	£3,201,000		Test			Test			

Site type	BLV/ha	Res1a	Res1b	Res2a	Res2b	Res3	Res4a	Res4b	Res4c	
		3	3	6	6	8	15	15	15	
		GF - houses	BF - houses	GF - houses	BF - houses	BF - flat	GF - mixed	BF - mixed	BF - flats	
Existing residential 2	£3,492,000		Test			Test				
Existing residential 3	£3,783,000		Test			Test				
Higher brownfield 1	£715,000		Test		Test			Test	Test	
Higher brownfield 2	£780,000		Test		Test			Test	Test	
Higher brownfield 3	£845,000		Test		Test			Test	Test	
Lower brownfield 1	£275,000									
Lower brownfield 2	£300,000									
Lower brownfield 3	£325,000									
Site type	BLV/ha	Res5a	Res5b	Res5c	Res6a	Res6b	Res7a	Res7b	Res8	Res9
		30	30	30	60	60	150	150	350	1,000
		GF - mixed	BF - mixed	BF - flats	GF - mixed	BF - mixed	GF - mixed	BF - mixed	GF - mixed	GF - mixed
Large greenfield 1	£210,000				Test		Test		Test	Test
Large greenfield 2	£315,000				Test		Test		Test	Test
Large greenfield 3	£420,000				Test		Test		Test	Test
Small greenfield 1	£590,000	Test			Test					
Small greenfield 2	£885,000	Test			Test					
Small greenfield 3	£1,180,000	Test			Test					
Existing residential 1	£3,201,000									
Existing residential 2	£3,492,000									
Existing residential 3	£3,783,000									
Higher brownfield 1	£715,000		Test	Test						
Higher brownfield 2	£780,000		Test	Test						
Higher brownfield 3	£845,000		Test	Test						
Lower brownfield 1	£275,000		Test			Test		Test		
Lower brownfield 2	£300,000		Test			Test		Test		
Lower brownfield 3	£325,000		Test			Test		Test		

Appendix H – Park Homes

Park homes description

- 5 Park homes developments are found across parts of Dorset. They are different in character from ‘traditional’ developer housing and a bespoke testing approach is required. This note sets out the assumptions used and the testing approach adopted for a notional park homes scheme.
- 6 Although not the only type of park homes development, the typical ‘model’ for such a scheme is for an operator to develop a site with a number of discrete plots and sell the park homes off-plan – of a size and specification chosen by the purchaser. This is the development model that has been assumed for this study.
- 7 The park homes are constructed ‘off site’ and transported to the site with the resident paying for their home, its transport to the site and for the plot on which it is sited.

Park homes evidence used for modelling

- 8 There is limited published information about park homes developments. The analysis presented here has been drawn from a number of sources, including feedback following the development industry workshop, review of planning applications, other published studies, direct contact with suppliers and transporters and a review of websites advertising park homes for sale.
- 9 The council contacted park homes operators active in Dorset to request input to the viability assessment but none responded to the request.

Park homes typology

- 10 The typology has 12 park homes on a site of 0.45 hectares. It is assumed to be an extension of an existing site although the development economics would be broadly similar to those for a ‘free-standing’ site.
- 11 It is assumed that there is an age restriction on occupiers (e.g. over 45 or over 50 years) which is standard for the industry. This is ‘built’ into the sales values that can be achieved.

Park homes values

- 12 Rightmove provides values for park homes (new and second hand) which can be filtered for Dorset. The majority of park homes for sale are 2 bedroom and we will assume the 12 home scheme is all 2 bed units. Using values for new units, we have identified the following market asking prices (November 2021). Unit sizes are shown where available.

	Beds	Asking price (£s 000s)	Unit size (where known) - sq m	Value per sqm
Weymouth	2	£ 445	127	£ 3,512
Weymouth	3	£ 445	127	£ 3,512
Wimborne	2	£ 385	102	£ 3,767
Dorchester	2	£ 360		
Wimborne	2	£ 355	97	£ 3,674
Swanage	2	£ 349	82	£ 4,269
Wimborne	2	£ 320	93	£ 3,444
Ferndown	2	£ 300	93	£ 3,229
Wimborne	2	£ 285		
Wimborne	2	£ 285		
Wimborne	2	£ 278		
Wimborne	2	£ 275		
Wimborne	2	£ 265		
Dorchester	2	£ 249		
Dorchester	2	£ 249		
Swanage	2	£ 248	67	£ 3,708
Dorchester	2	£ 185	55	£ 3,387
Dorchester	2	£ 185		
Wimborne	2	£ 163		
Lytchett Minster	2	£ 150		

- 13 There is clearly a range of (new) sale prices across Dorset which reflect unit size, style and location. The mean average for the new units on the market currently is £289,000. This figure is being heavily impacted by the three large and high value units in the sample. Removing these outliers – the mean average becomes closer to £265,000.
- 14 There is also currently an entire new scheme being advertised in Wareham with sale prices ranging from £165,000 to £185,000 (depending on location of the plot).
- 15 The sample of sales is too small to be definitive, but it appears that the sales price of park homes does not follow the pattern of ‘traditional’ housing that has been identified. So, for instance, the highest values in the data are found in Weymouth which is in the lowest value area for ‘traditional’ housing.
- 16 Given the range of values and the latest evidence, it seems prudent to test three (12 unit) schemes; one with a notional value of £265,000 per unit and one with £175,000 per unit and the mid point between these at £220,000 per unit.

Park homes costs

- 17 The costs to take into account are;
- the units themselves and their transport to the site
 - preparing the plots (providing services, access and a unit base)
 - marketing and other professional fees

- developer return
- the land

18 Costs used in the testing are set out in the table below.

Table B1 Development costs used for testing of park homes scheme

	Higher price units	Mid point	Lower price units
Park home units	£90,000	79,000	£68,000
Transporting to site (assume a double unit)	£6,000	£6,000	£6,000
'Plot costs'	£23,700 ²⁴	£23,700	£23,700
Marketing and other professional fees	11%	11%	11%
Finance	6%	6%	6%
Developer return	17.5%	17.5%	17.5%
Benchmark land value	Assume greenfield site – as for other housing development	Assume greenfield site – as for other housing development	Assume greenfield site – as for other housing development

19 For the 12 units scheme tested, it is assumed that the development takes 12 months to complete.

Park homes developer contributions including affordable housing

20 Park homes are liable to provide affordable housing but not CIL (with various appeal decisions reinforcing this)²⁵.

21 The testing assumes that affordable housing is required and uses the same percentages as for other residential typologies tested and assumes that the affordable housing is provided as a discounted market sale product at 70% of open market value (i.e. akin to a First Homes product).

22 All the other assumptions are as set out above but using a 10% return.

23 Various appeal decisions have clarified that CIL cannot be charged on park homes and this is reflected in the report.

24 It is assumed that park homes make the same planning contributions as other housing for older persons, including habitat mitigation. This reflects the typical (older) age of park homes residents and it is assumed that there will be an occupancy restriction at c 55 years.

25 Park homes are not subject to the updated energy standards set out in Future Homes. However,

²⁴ There is minimal widely available evidence to provide a reasonable estimate of plot costs. We use a 30% figure here – this is twice the normal 'allowance' for plot costs for schemes of this size and reflects the fact that site preparation will include elements of prelims and providing unit bases that are part of the base build costs for 'mainstream' residential development. To arrive at a plot cost – we use the mid point of the park home unit cost (the 'build cost') which equates to £79,000. 30% of this is £23,700.

²⁵ For example, Appeal Ref: APP/Q3115/W/18/3197270. CIL appeal decisions are significantly redacted and therefore references are not included here

we have assumed the same provision of EV charging points as for the other housing tested.

Park homes pitch fee

26 It is understood that purchasers of park homes pay a pitch fee (usually monthly) to the scheme operator. The fee will cover site maintenance costs and charges for services (at cost). From a scheme viability perspective - the charge is treated as being cost neutral.

Appendix I – Summary of testing results

1 Note:

- 5.1) – 8.1) Benchmark land value 1; 5.2) – 8.2) Benchmark land value 2; 5.3) – 8.3) Benchmark land value 3
- 5.1), 5.2), 5.3) Gross residual value is from model output (sample showing BLV2 VA2 in Appendix L)
- 6.1), 6.2), 6.3) Scheme headroom is Gross residual value minus 4) Total policy cost & 3) Total return

1) Test reference	2) Total CIL liable sqm	3) Total return	4) Total policy costs	5.1) Gross residual value £/typology	6.1) Scheme headroom £/typology	7.1) Scheme headroom £/unit	8.1) Scheme Headroom £/CIL liable sqm	5.2) Gross residual value £/typology	6.2) Scheme headroom £/typology	7.2) Scheme headroom £/unit	8.2) Scheme Headroom £/CIL liable sqm	5.3) Gross residual value £/typology	6.3) Scheme headroom £/typology	7.3) Scheme headroom £/unit	8.3) Scheme Headroom £/CIL liable sqm
DorN&S Res1a (3houses) 0%AH	444	£204,225	£41,800	£368,816	£122,791	£40,930	£277	£338,800	£92,775	£30,925	£209	£308,784	£62,759	£20,920	£141
DorN&S Res1b.1 (3houses) 0%AH	444	£204,225	£41,800	£99,826	£-146,199	£-48,733	£-329	£68,762	£-177,263	£-59,088	£-399	£37,698	£-208,327	£-69,442	£-469
DorN&S Res1b.2 (3houses) 0%AH	444	£204,225	£41,800	£358,282	£112,257	£37,419	£253	£351,668	£105,643	£35,214	£238	£345,054	£99,029	£33,010	£223
DorN&S Res2a (6houses) 0%AH	816	£371,000	£85,618	£731,383	£274,765	£45,794	£337	£680,346	£223,728	£37,288	£274	£628,315	£171,697	£28,616	£210
DorN&S Res2b (6houses) 0%AH	816	£371,000	£85,618	£714,129	£257,511	£42,918	£316	£702,885	£246,267	£41,044	£302	£691,642	£235,024	£39,171	£288
DorN&S Res3.1 (8flats) 0%AH	612	£275,800	£93,831	£360,498	£-9,133	£-1,142	£-15	£353,884	£-15,747	£-1,968	£-26	£347,270	£-22,361	£-2,795	£-37
DorN&S Res3.2 (8flats) 0%AH	612	£275,800	£93,831	£102,042	£-267,589	£-33,449	£-437	£70,978	£-298,653	£-37,332	£-488	£39,914	£-329,717	£-41,215	£-539

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DorN&S Res4a (15mixed) 20%AH	1301	£642,435	£427,251	£1,338,912	£269,226	£17,948	£207	£1,192,036	£122,350	£8,157	£94	£1,045,162	-£24,524	-£1,635	-£19
DorN&S Res4b (15mixed) 20%AH	1301	£642,435	£427,251	£1,288,251	£218,565	£14,571	£168	£1,255,890	£186,204	£12,414	£143	£1,223,527	£153,841	£10,256	£118
DorN&S Res4c (15flats) 20%AH	918	£437,830	£391,047	£440,767	-£388,110	-£25,874	-£423	£427,623	-£401,254	-£26,750	-£437	£414,299	-£414,578	-£27,639	-£452
DorN&S Res5a (30mixed) 20%AH	2511	£1,304,981	£878,375	£2,541,883	£358,527	£11,951	£143	£2,194,166	£10,810	£360	£4	£1,846,450	-£336,906	-£11,230	-£134
DorN&S Res5b.1 (30mixed) 20%AH	2510	£1,304,981	£878,375	£2,417,368	£234,012	£7,800	£93	£2,340,752	£157,396	£5,247	£63	£2,264,138	£80,782	£2,693	£32
DorN&S Res5b.2 (30mixed) 20%AH	2510	£1,304,981	£878,375	£2,935,995	£752,639	£25,088	£300	£2,906,527	£723,171	£24,106	£288	£2,877,059	£693,703	£23,123	£276
DorN&S Res5c (30flats) 20%AH	1835	£875,660	£803,921	£825,897	-£853,684	-£28,456	-£465	£795,251	-£884,330	-£29,478	-£482	£764,605	-£914,976	-£30,499	-£499
DorN&S Res6a.1 (60mixed) 20%AH	4933	£2,630,945	£1,804,527	£6,204,692	£1,769,220	£29,487	£359	£5,910,036	£1,474,564	£24,576	£299	£5,615,381	£1,179,909	£19,665	£239
DorN&S Res6a.2 (60mixed) 20%AH	4933	£2,630,945	£1,804,527	£5,138,319	£702,847	£11,714	£142	£4,310,477	-£124,995	-£2,083	-£25	£3,482,635	-£952,837	-£15,881	-£193
DorN&S Res6b (60mixed) 20%AH	4933	£2,630,945	£1,804,527	£6,067,276	£1,631,804	£27,197	£331	£5,997,120	£1,561,648	£26,027	£317	£5,926,964	£1,491,492	£24,858	£302

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DorN&S Res7a (150mixed) 20%AH	1237 6	£6,567,086	£4,868,969	£15,662,443	£4,226,389	£28,176	£341	£14,855,704	£3,419,650	£22,798	£276	£14,048,965	£2,612,911	£17,419	£211
DorN&S Res7b (150mixed) 20%AH	1237 6	£6,567,086	£4,868,969	£15,273,871	£3,837,817	£25,585	£310	£15,081,790	£3,645,736	£24,305	£295	£14,889,709	£3,453,655	£23,024	£279
DorN&S Res8 (350mixed) 20%AH	2881 8	£15,336,902	£12,195,712	£33,976,277	£6,443,663	£18,410	£224	£36,180,253	£8,647,639	£24,708	£300	£31,976,277	£4,443,663	£12,696	£154
DorN&S Res9 (1000mixed) 20%AH	8220 8	£43,849,084	£38,819,845	£91,419,122	£8,750,194	£8,750	£106	£84,240,455	£1,571,527	£1,572	£19	£76,701,301	£5,967,627	£5,968	£73
DorW&C Res1a (3houses) 0%AH	444	£236,250	£41,800	£511,912	£233,862	£77,954	£527	£481,896	£203,846	£67,949	£459	£451,880	£173,830	£57,943	£392
DorW&C Res1b.1 (3houses) 0%AH	444	£236,250	£41,800	£242,922	£-35,128	£-11,709	£-79	£211,858	£-66,192	£-22,064	£-149	£180,794	£-97,256	£-32,419	£-219
DorW&C Res1b.2 (3houses) 0%AH	444	£236,250	£41,800	£501,378	£223,328	£74,443	£503	£494,764	£216,714	£72,238	£488	£488,150	£210,100	£70,033	£473
DorW&C Res2a (6houses) 0%AH	816	£428,750	£85,618	£991,981	£477,613	£79,602	£585	£940,944	£426,576	£71,096	£523	£888,913	£374,545	£62,424	£459
DorW&C Res2b (6houses) 0%AH	816	£428,750	£85,618	£974,727	£460,359	£76,726	£564	£963,483	£449,115	£74,852	£550	£952,240	£437,872	£72,979	£537
DorW&C Res3.1 (8flats) 0%AH	612	£333,200	£93,831	£624,016	£196,985	£24,623	£322	£617,402	£190,371	£23,796	£311	£610,788	£183,757	£22,970	£300
DorW&C Res3.2 (8flats) 0%AH	612	£333,200	£93,831	£365,560	£-61,471	£-7,684	£-100	£334,496	£-92,535	£-11,567	£-151	£303,432	£-123,599	£-15,450	£-202

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DorW&C Res4a (15mixed) 35%AH	1058	£625,986	£428,367	£1,318,600	£264,247	£17,616	£250	£1,171,725	£117,372	£7,825	£111	£1,024,850	-£29,503	-£1,967	-£28
DorW&C Res4b (15mixed) 35%AH	1058	£625,986	£428,367	£1,267,940	£213,587	£14,239	£202	£1,235,578	£181,225	£12,082	£171	£1,203,215	£148,862	£9,924	£141
DorW&C Res4c (15flats) 35%AH	746	£447,109	£393,297	£520,138	-£320,268	-£21,351	-£430	£506,994	-£333,412	-£22,227	-£447	£493,669	-£346,737	-£23,116	-£465
DorW&C Res5a (30mixed) 35%AH	2024	£1,275,029	£880,669	£2,516,383	£360,685	£12,023	£178	£2,168,666	£12,968	£432	£6	£1,820,950	-£334,748	-£11,158	-£165
DorW&C Res5b.1 (30mixed) 35%AH	2024	£1,275,029	£880,669	£2,391,868	£236,170	£7,872	£117	£2,315,252	£159,554	£5,318	£79	£2,238,637	£82,939	£2,765	£41
DorW&C Res5b.2 (30mixed) 35%AH	2024	£1,275,029	£880,669	£2,910,495	£754,797	£25,160	£373	£2,881,027	£725,329	£24,178	£358	£2,851,559	£695,861	£23,195	£344
DorW&C Res5c (30flats) 35%AH	1491	£894,324	£808,545	£983,332	-£719,537	-£23,985	-£483	£952,685	-£750,184	-£25,006	-£503	£922,039	-£780,830	-£26,028	-£524
DorW&C Res6a.1 (60mixed) 35%AH	3957	£2,572,929	£1,809,320	£6,164,408	£1,782,159	£29,703	£450	£5,869,752	£1,487,503	£24,792	£376	£5,591,775	£1,209,526	£20,159	£306
DorW&C Res6a.2 (60mixed) 35%AH	3957	£2,572,929	£1,809,320	£5,098,035	£715,786	£11,930	£181	£4,270,193	-£112,056	-£1,868	-£28	£3,442,351	-£939,898	-£15,665	-£238

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DorW&C Res6b (60mixed) 35%AH	3957	£2,572,929	£1,809,320	£6,026,992	£1,644,743	£27,412	£416	£5,956,836	£1,574,587	£26,243	£398	£5,886,680	£1,504,431	£25,074	£380
DorW&C Res7a (150mixed) 35%AH	9937	£6,420,949	£4,881,917	£15,579,946	£4,277,080	£28,514	£430	£14,773,208	£3,470,342	£23,136	£349	£13,966,468	£2,663,602	£17,757	£268
DorW&C Res7b (150mixed) 35%AH	9937	£6,420,949	£4,881,917	£15,191,375	£3,888,509	£25,923	£391	£14,999,293	£3,696,427	£24,643	£372	£14,807,213	£3,504,347	£23,362	£353
DorW&C Res8 (350mixed) 35%AH	2312 7	£14,998,262	£12,228,176	£38,106,646	£10,880,209	£31,086	£470	£36,002,218	£8,775,781	£25,074	£379	£33,789,242	£6,562,805	£18,751	£284
DorW&C Res9 (1000mixed) 35%AH	6594 7	£42,885,788	£38,923,254	£91,152,123	£9,343,081	£9,343	£142	£83,771,208	£1,962,166	£1,962	£30	£76,207,132	£-5,601,910	£-5,602	£-85
DE&Dor Res1a (3houses) 0%AH	444	£248,850	£41,800	£581,752	£291,102	£97,034	£656	£551,736	£261,086	£87,029	£588	£521,720	£231,070	£77,023	£520
DE&Dor Res1b.1 (3houses) 0%AH	444	£248,850	£41,800	£312,762	£22,112	£7,371	£50	£281,698	£-8,952	£-2,984	£-20	£250,634	£-40,016	£-13,339	£-90
DE&Dor Res1b.2 (3houses) 0%AH	444	£248,850	£41,800	£571,218	£280,568	£93,523	£632	£564,604	£273,954	£91,318	£617	£557,990	£267,340	£89,113	£602
DE&Dor Res2a (6houses) 0%AH	816	£451,500	£85,618	£1,118,081	£580,963	£96,827	£712	£1,067,044	£529,926	£88,321	£649	£1,015,013	£477,895	£79,649	£586
DE&Dor Res2b (6houses) 0%AH	816	£451,500	£85,618	£1,100,827	£563,709	£93,951	£691	£1,089,583	£552,465	£92,077	£677	£1,078,340	£541,222	£90,204	£663
DE&Dor Res3.1 (8flats) 0%AH	612	£336,000	£93,831	£639,536	£209,705	£26,213	£343	£632,922	£203,091	£25,386	£332	£626,308	£196,477	£24,560	£321

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DE&Dor Res3.2 (8flats) 0%AH	612	£336,000	£93,831	£381,080	-£48,751	-£6,094	-£80	£350,016	-£79,815	-£9,977	-£130	£318,952	-£110,879	-£13,860	-£181
DE&Dor Res4a (15mixed) 35%AH	1058	£657,272	£428,367	£1,505,350	£419,711	£27,981	£397	£1,358,474	£272,835	£18,189	£258	£1,211,600	£125,961	£8,397	£119
DE&Dor Res4b (15mixed) 35%AH	1058	£657,272	£428,367	£1,454,689	£369,050	£24,603	£349	£1,422,328	£336,689	£22,446	£318	£1,389,955	£304,316	£20,288	£288
DE&Dor Res4c (15flats) 35%AH	746	£451,829	£393,297	£560,162	-£284,964	-£18,998	-£382	£547,018	-£298,108	-£19,874	-£400	£533,694	-£311,432	-£20,762	-£418
DE&Dor Res5a (30mixed) 35%AH	2024	£1,338,838	£880,669	£2,891,445	£671,938	£22,398	£332	£2,543,728	£324,221	£10,807	£160	£2,196,012	-£23,495	-£783	-£12
DE&Dor Res5b.1 (30mixed) 35%AH	2024	£1,338,838	£880,669	£2,766,930	£547,423	£18,247	£270	£2,690,314	£470,807	£15,694	£233	£2,613,700	£394,193	£13,140	£195
DE&Dor Res5b.2 (30mixed) 35%AH	2024	£1,338,838	£880,669	£3,285,557	£1,066,050	£35,535	£527	£3,256,089	£1,036,582	£34,553	£512	£3,272,591	£1,053,084	£35,103	£520
DE&Dor Res5c (30flats) 35%AH	1491	£903,784	£808,545	£1,062,475	-£649,854	-£21,662	-£436	£1,031,828	-£680,501	-£22,683	-£456	£1,001,183	-£711,146	-£23,705	-£477
DE&Dor Res6a.1 (60mixed) 35%AH	3957	£2,701,844	£1,809,320	£6,917,978	£2,406,814	£40,114	£608	£6,623,323	£2,112,159	£35,203	£534	£6,328,667	£1,817,503	£30,292	£459
DE&Dor Res6a.2 (60mixed) 35%AH	3957	£2,701,844	£1,809,320	£5,851,606	£1,340,442	£22,341	£339	£5,023,764	£512,600	£8,543	£130	£4,195,922	-£315,242	-£5,254	-£80

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DE&Dor Res6b (60mixed) 35%AH	3957	£2,701,844	£1,809,320	£6,780,563	£2,269,399	£37,823	£574	£6,710,407	£2,199,243	£36,654	£556	£6,640,251	£2,129,087	£35,485	£538
DE&Dor Res7a (150mixed) 35%AH	9937	£6,742,593	£4,881,917	£17,451,757	£5,827,247	£38,848	£586	£16,645,019	£5,020,509	£33,470	£505	£15,838,279	£4,213,769	£28,092	£424
DE&Dor Res7b (150mixed) 35%AH	9937	£6,742,593	£4,881,917	£17,063,186	£5,438,676	£36,258	£547	£16,871,104	£5,246,594	£34,977	£528	£16,679,024	£5,054,514	£33,697	£509
DE&Dor Res8 (350mixed) 35%AH	2312 7	£15,749,693	£12,228,176	£42,472,248	£14,494,380	£41,413	£627	£40,393,025	£12,415,157	£35,472	£537	£38,236,202	£10,258,334	£29,310	£444
DE&Dor Res9 (1000mixed) 35%AH	6594 7	£45,034,666	£38,923,254	£103,555,624	£19,597,705	£19,598	£297	£96,376,957	£12,419,038	£12,419	£188	£89,062,908	£5,104,989	£5,105	£77

Appendix J – Build costs, Part L & Future Homes

BCIS figures

- The following figures are the data used on base build costs from the Building Cost Information Service (BCIS):



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 11-Sep-2021 00:42

> Rebased to 2Q 2021 (331) and Manually specified index: 99

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,227	701	1,098	1,205	1,320	2,709	393
810.1 Estate housing							
Generally (5)	1,238	683	1,045	1,176	1,339	4,380	227
Single storey (5)	1,430	837	1,083	1,325	1,624	4,380	46
2-storey (5)	1,169	683	1,031	1,147	1,281	2,015	175
3-storey (5)	1,711	1,185	1,267	1,652	1,831	2,617	5
4-storey or above (5)	2,136	-	-	-	-	-	1
810.11 Estate housing detached (5)	2,328	1,040	1,645	2,015	2,558	4,380	5
810.12 Estate housing semi detached							
Generally (5)	1,192	747	1,048	1,177	1,292	2,202	54
Single storey (5)	1,285	978	1,057	1,232	1,413	2,202	19
2-storey (5)	1,142	747	1,030	1,112	1,262	1,882	35
810.13 Estate housing terraced							
Generally (5)	1,349	820	1,069	1,284	1,517	2,617	23
Single storey (5)	1,741	-	-	-	-	-	1
2-storey (5)	1,221	820	1,053	1,207	1,356	1,722	19
3-storey (5)	2,135	1,652	-	-	-	2,617	2
816. Flats (apartments)							
Generally (5)	1,413	801	1,169	1,316	1,596	3,143	208
1-2 storey (5)	1,393	991	1,133	1,294	1,686	2,026	48
3-5 storey (5)	1,396	801	1,180	1,311	1,570	3,143	134
6 storey or above (5)	1,533	1,091	1,293	1,533	1,700	2,186	26
843. Supported housing							
Generally (5)	1,591	1,009	1,348	1,446	1,875	2,868	27
Single storey (5)	1,447	-	-	-	-	-	1
2-storey (5)	1,731	1,009	1,408	1,446	1,984	2,868	11
3-storey (5)	1,396	1,030	1,252	1,344	1,478	1,930	9
4-storey or above (5)	1,464	1,099	-	1,522	-	1,710	4



£/m² study

Description: Rate per m² gross internal floor area for the building Cost including prelims.

Last updated: 11-Sep-2021 00:42

> Rebased to 2Q 2021 (331) and Manually specified index: 104

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,288	736	1,154	1,266	1,387	2,846	393
810.1 Estate housing							
Generally (5)	1,301	717	1,096	1,236	1,407	4,601	227
Single storey (5)	1,502	879	1,138	1,382	1,706	4,601	46
2-storey (5)	1,228	717	1,083	1,205	1,346	2,116	175
3-storey (5)	1,797	1,245	1,331	1,736	1,924	2,749	5
4-storey or above (5)	2,243	-	-	-	-	-	1
810.11 Estate housing detached (5)	2,445	1,093	1,728	2,116	2,687	4,601	5
810.12 Estate housing semi detached							
Generally (5)	1,252	785	1,101	1,237	1,358	2,313	54
Single storey (5)	1,349	1,028	1,110	1,296	1,485	2,313	19
2-storey (5)	1,200	785	1,082	1,168	1,325	1,977	35
810.13 Estate housing terraced							
Generally (5)	1,418	861	1,123	1,348	1,593	2,749	23
Single storey (5)	1,829	-	-	-	-	-	1
2-storey (5)	1,282	861	1,106	1,267	1,424	1,809	19
3-storey (5)	2,242	1,736	-	-	-	2,749	2
816. Flats (apartments)							
Generally (5)	1,485	841	1,228	1,382	1,676	3,302	208
1-2 storey (5)	1,463	1,041	1,190	1,359	1,771	2,128	48
3-5 storey (5)	1,468	841	1,240	1,377	1,650	3,302	134
6 storey or above (5)	1,610	1,146	1,358	1,610	1,786	2,296	26
843. Supported housing							
Generally (5)	1,672	1,060	1,416	1,519	1,970	3,013	27
Single storey (5)	1,520	-	-	-	-	-	1
2-storey (5)	1,818	1,060	1,480	1,519	2,084	3,013	11
3-storey (5)	1,469	1,082	1,316	1,412	1,552	2,028	9
4-storey or above (5)	1,538	1,155	-	1,599	-	1,797	4



£/m² study

Description: Rate per m² gross internal floor area for the building Cost including prelims.

Last updated: 17-Jul-2021 00:39

> Rebased to 2Q 2021 (331) and Dorset (104; sample 122)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,102	256	622	915	1,322	4,189	98
Up to 500m ² GFA (20)	1,413	913	1,017	1,198	1,773	2,419	13
500 to 2000m ² GFA (20)	1,170	256	684	1,041	1,311	4,189	42
Over 2000m ² GFA (20)	941	456	558	763	1,052	2,376	43
282.1 Advance factories							
Generally (15)	951	452	751	928	1,138	1,581	23
Up to 500m ² GFA (15)	1,075	913	924	1,052	1,149	1,418	7
500 to 2000m ² GFA (15)	1,045	452	876	1,106	1,218	1,581	9
Over 2000m ² GFA (15)	707	527	580	728	801	928	7
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,237	485	753	1,177	1,545	2,419	22
Up to 500m ² GFA (20)	2,149	1,773	-	2,256	-	2,419	3
500 to 2000m ² GFA (20)	1,232	485	1,099	1,358	1,484	1,650	6
Over 2000m ² GFA (20)	1,030	509	645	807	1,395	2,376	13
282.2 Purpose built factories							
Generally (25)	1,307	256	646	1,125	1,945	4,189	55
Up to 500m ² GFA (25)	1,602	753	-	1,889	-	2,164	3
500 to 2000m ² GFA (25)	1,607	256	832	1,251	2,097	4,189	18
Over 2000m ² GFA (25)	1,123	367	611	959	1,623	2,210	34
282.22 Purpose built factories/offices - mixed facilities (15)	930	465	779	924	1,017	1,642	24
284. Warehouses/stores							
Generally (15)	971	383	587	780	1,082	4,449	47
Up to 500m ² GFA (15)	1,771	644	974	1,232	2,110	4,449	8
500 to 2000m ² GFA (15)	889	454	655	799	1,019	1,552	17
Over 2000m ² GFA (15)	743	383	570	664	844	1,530	22
284.1 Advance warehouses/stores (15)	799	441	586	846	957	1,250	11
284.2 Purpose built warehouses/stores							



Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,028	383	620	779	1,146	4,449	34
Up to 500m ² GFA (15)	2,042	644	1,188	1,595	2,588	4,449	6
500 to 2000m ² GFA (15)	853	454	623	779	974	1,552	14
Over 2000m ² GFA (15)	768	383	574	670	894	1,530	14
284.5 Cold stores/refrigerated stores (25)	1,341	908	901	1,172	1,813	1,820	5
320. Offices							
Generally (15)	1,991	1,006	1,454	1,885	2,361	4,989	90
Air-conditioned							
Generally (15)	2,017	1,205	1,600	1,924	2,312	3,505	29
1-2 storey (15)	1,911	1,205	1,600	1,793	2,009	3,505	11
3-5 storey (15)	1,903	1,357	1,505	1,919	2,334	2,724	11
6 storey or above (15)	2,284	1,744	2,057	2,178	2,263	3,280	6
Not air-conditioned							
Generally (15)	1,995	1,006	1,414	1,887	2,447	3,375	40
1-2 storey (15)	2,034	1,155	1,432	1,889	2,512	3,225	19
3-5 storey (15)	1,948	1,006	1,414	1,854	2,297	3,375	19
6 storey or above (20)	2,386	1,851	-	2,472	-	2,748	4
320.1 Offices with shops, banks, flats, etc							
Generally (15)	2,177	1,402	1,940	2,108	2,453	3,407	12
1-2 storey (20)	1,454	1,239	-	1,294	-	1,988	4
3-5 storey (15)	1,925	1,402	-	1,886	-	2,530	4
6 storey or above (15)	2,347	1,797	2,018	2,244	2,472	3,407	7
340. Mixed commercial developments (15)	1,158	839	-	1,050	-	1,693	4
341.1 Retail warehouses							
Generally (25)	941	470	728	850	968	2,781	53
Up to 1000m ² (25)	1,083	743	825	900	1,002	2,781	10
1000 to 7000m ² GFA (25)	941	470	728	850	1,059	1,996	37
7000 to 15000m ² (25)	657	532	-	677	-	740	4
Over 15000m ² GFA (25)	804	706	-	-	-	901	2
342. Shopping centres (30)	1,461	1,124	-	1,438	-	1,821	3
343. Department stores (50)	1,516	531	1,200	1,202	1,799	2,846	5
344. Hypermarkets, supermarkets							
Generally (30)	1,632	673	1,131	1,452	2,180	2,840	29
Up to 1000m ² (30)	2,082	1,464	-	-	-	2,701	2
1000 to 7000m ² GFA (30)	1,619	673	1,034	1,447	2,198	2,840	24
7000 to 15000m ² (30)	1,361	-	-	-	-	-	1

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Over 15000m ² GFA (30)	1,798	-	-	-	-	-	1
345. Shops							
Generally (30)	1,561	606	901	1,196	2,047	4,253	22
1-2 storey (30)	1,571	606	882	1,109	2,085	4,253	21
3-5 storey (30)	1,345	-	-	-	-	-	1
447. Care homes for the elderly							
Generally (15)	1,903	1,187	1,499	1,799	2,139	3,756	36
Up to 500m ² GFA (25)	1,825	1,742	-	-	-	1,908	2
500 to 2000m ² GFA (15)	2,165	1,187	1,252	1,911	2,671	3,756	8
Over 2000m ² GFA (15)	1,828	1,216	1,574	1,782	2,093	2,798	28
852. Hotels (15)	2,198	1,236	1,788	2,082	2,729	3,190	17
853. Motels (20)	1,602	1,355	-	1,713	-	1,740	3
856.2 Students' residences, halls of residence, etc (15)	2,018	1,138	1,809	2,013	2,227	3,243	58

Changes to Part L 2021 and Future Homes Standards 2021

- 2 The introduction of Part L 2021 will not come into effect until summer 2022, therefore BCIS data has yet to adjust to the new standards. Whilst the standards are set out there are multiple ways to achieve them, which is acknowledged by the Government, which itself sets out two compliance rates with different approaches and costs.
- 3 In terms of the Future Homes Standard 2025 no formal guidance or impact assessment has been undertaken and therefore there is an even wider range of approaches and costs that could be used to assess impact on viability. This is further complicated as it will also depend on how the Part L 2021 requirements are met as this affects the 'start point' for any extra over cost estimates. As set out in the following table where higher costs are attributed to Part L 21 it can mean lower costs for meeting potential Future Homes 2025 standards.
- 4 The following table sets out potential costs for meeting both Part L 2021 and Future Homes Standard 2025. The information is sourced from a variety of different reports that are supporting local plans and strategies. The approaches and intended use all vary greatly and therefore it difficult to establish any common figure.

Table E1 Sample of costs to meet Part L 2021 and Future Homes 2025

Reference	Unit type	£ cost per unit to meet Part L 2021 from Part L 2013	£ cost per unit to meet Future Homes 2025 from Part L 2013	Notes
Cornwall Council Technical evidence base for policy Sec 1 - new housing Technical appendices	Semi	£7,162	£3,758	Lower Future Homes costs due to reduced PV costs from Part L 2021
	Flat	£1,943	£2,885	
Essex County Council Net zero carbon viability and toolkit study	Semi	£3,000	£16,500	Higher Future Homes costs due to no allowance for scale and approach to meeting standards
	Flat	£1,900	£9,900	
Lancaster Viability Assessment	Semi	£4,100	£11,500	
	Flat	£2,813	£7,938	
Basingstoke and Deane Climate Change Study	Semi	£4,600	£7,000	No figures provided for flats

Isle of Wight Viability Study	Semi	£4,000	£10,000	No figures provided for flats
Dartford Viability Assessment	Semi	£5,142	-	No figure provided for flats or FH. Figure also includes allowance for BNG and EVC.
Government Final Stage Impact Assessment Part L 2021	Semi	£3,800	-	Two different routes and costs for compliance. (top pair uses gas boiler and PV route; bottom pair uses ASHP). Does not include impact assessment for Future Homes 2025
	Flat	£2,090	-	
	Semi	£4,360	-	
	Flat	£4,090	-	

- 5 For the Dorset allowances it is considered that for meeting the Part L 2021 the Government’s impact assessment is used as this approach is used for other requirements and therefore considered reasonable. In terms of Future Homes there are currently no standards and no impact assessment available. A number of councils have undertaken work to consider what the cost impact could be given individual interpretation of both meeting Part L 2021 standards and the guidance to date regarding what the Future Homes 2025 standards may look like. This has given rise to a wide range of costs for meeting Future Homes Standards from just under £4,000 per house to over £16,000 per house. Given the uncertainty a cautious approach is required and therefore it is considered that a figure of £12,000 per house and £8,000 per flat to move from Part L 2013 to Future Homes 2025 is reasonable for high level testing. Therefore:
- Part L 2021 – include the Government impact allowance figures of £3,800 for a house and £2,090 for a flat within all the residential testing as applicable.
 - Future Homes 2025 – include £12,000 per house and £8,000 per flat as a sensitivity test (noting that it is assumed that Part L 2021 requirements are also met within this cost)

Appendix K – Non residential uses

Values

- 1 The values used in the testing are based upon a combination of transactional data where sufficient transaction information is available, combined with commentators²⁶ assessment of values.

Category 1	Category 2	Dorset		
		Count	Average rent per Sqm	Average rent per Sqm
Office	Office - Business Parks (B1b)	25	£101	£110
	Office - Office - Business Park (B1a)	5	£125	
	Office - Office - R&D/High Tech (B1b)	0		
	Office - Office (B1a)	127	£111	
	Office - Serviced Office (B1a)	0		
Industrial	Industrial - Distribution Parks (B8)	0		£67
	Industrial - Garage / Workshop (B1c)	3	£65	
	Industrial - General Industrial (B2)	42	£60	
	Industrial - Industrial Park (B1/2/8)	160	£66	
	Industrial - Factory (B2)	0		
	Industrial - Light Industrial / Business Units (B1c)	30	£66	
	Industrial - Mixed Industrial (B1/2)	2	£79	
	Industrial - Mixed Industrial (B1/2/8)	135	£72	
	Industrial - Storage and Distribution (B8)	4	£39	
Retail	Retail - Shopping Centre (A1/2/3/4/5)	6	£192	£222
	Retail - Retail Park (A1/2/3/4/5)	1	£85	
	Retail - Restaurants and Cafes (Food & Drink) (A3)	24	£302	
	Retail - Professional (A2)	1	£276	
	Retail - Non Food Retail Warehouse (A1)	1	£32	
	Retail - Mixed-use Retail (A1/2/3/4/5, B1 or D1)	1	£137	
	Retail - Hairdressers (A1)	1	£1,869	
	Retail - General Retail (A1)	290	£217	
	Retail - Foodstore/Supermarket (A1)	4	£144	
	Retail - Financial (A2)	1	£165	
	Retail - Financial & Professional Services (A2)	12	£148	

²⁶ Knight Frank Retail Property Market Outlook 2021 and Prime Yield Guide September 2021; CBRE Investment Yield October 2021; Cushman & Wakefield Marketbeat 2Q2021; Colliers; Savills Market in Minutes Dec 2021.

Retail - Department Stores (A1/2/3)	0		
Retail - Betting Shop	1	£148	
Retail - Garden Centres (A1)	1	£81	
Retail - Hot Food Take Away (Food & Drink) (A5)	1	£205	
Retail - Mixed-use Retail and Leisure (A1/2/3/4/5/D2)	0		
Retail - Showrooms - General (A1)	0		

Town Centre Offices & Business Parks

- **Rental Values**

- For Town centre offices the data suggests that rents have been in the region of £110 in most areas of Dorset. Weaker value areas include Weymouth (£68), Wareham (£88) Bridport (£90), Blandford Forum (£89) and Shaftesbury (£63). The testing uses a higher than average figure of £130/sq m to explore whether premium office development may be viable.
- On the whole, business parks seem to follow the same pattern as town centre offices, with some higher values than town centre offices. The testing uses £125/sq m for out of centre business park offices

- **Yield** - Yields in Dorset suggest of 8.5% for town centre offices and business parks.

Industrial

- **Rental Values:**

- Rents for industrial units in Dorset seem to have consistently been between £60 to £75per sqm. £75 per sqm is appropriate for new build.

- **Yield:** There are 29 transactions for industrial yields, and average 7.25%.

Town Centre Retail

- **Rental Values:**

- There are 290 transactions in Dorset for 'General Retail' that equate to an average of £217 per sqm. There are a couple of settlements such as Wareham (£158), Swanage (£143) and Ferndown (£170) that are weaker, but the majority are at £210+. We use £220/sq m in the testing.

- **Yield:** Data from Dorset as a whole show an average yield of 8.00%

Retail Park

- **Rental Values:**

- There is limited Dorset data for this use but around £170 per sqm for transactions in the South West. There are also transactions in local/ neighbouring areas such as in Bournemouth (£167, £327, £172, £223), two in Poole (both £269) and Yeovil (£237). We use the SW £170/sq m in the testing.

- **Yield:** There is limited Dorset data and we base the yield of 6% on the market commentators range.

Convenience Retail

- **Rental Values:**
 - There is limited Dorset data for this use but around £188 per sqm for transactions of 300 sq m or less in the South West; and £167/sq m for larger units.
- **Yield:** There is limited Dorset data and we base the yield for larger units of 4% on the market commentators range, increased to 6% for smaller units based on experience elsewhere.

Hotels

- **Rental Values:**
 - No local transactions of rents
 - Transactions across SW and SE England indicate that £98,000 per room is a suitable value.

Testing results

Typology	Lower benchmark	Mid benchmark	Higher benchmark
	Headroom (£/sqm)	Headroom (£/sqm)	Headroom (£/sqm)
NR1 – Retail comparison town centres	-£63	-£66	-£70
NR2 - Retail comparison out of centre	£225	£139	£53
NR3 – Retail convenience local	-£19	-£55	-£91
NR4 – Retail convenience supermarket	£238	£140	£42
NR5 – Office town centres	-£1,612	-£1,615	-£1,617
NR6 – Office fringe	-£1,421	-£1,424	-£1,428
NR7 – Industrial/warehouse 1,600 sq/m	-£496	-£503	-£510
NR8 – Industrial/warehouse 5,000 sq/m	-£327	-£334	-£342
NR9 – Hotel	-£277	-£283	-£289

Retail E (a)

- 2 Town centre comparison retail and small convenience retail development is not viable, although the latter is marginal. Both these uses are likely to reuse existing space (renovation or renewal) and less likely to be in new additional floorspace. Whilst there was a period of out-of-town non-food retail

warehouse development, this has slowed and like the high street, renewal of existing space is more likely. However, where new space is developed then it is viable across all three benchmark land values.

- 3 The supermarket sector has witnessed significant change in the UK over recent years although investors continue to pay a premium for a supermarket lease based on investment benefits of the comparative long lease term, strong covenant tenant and in some cases fixed uplifts at rent review. Nonetheless many of the main “four” have not implemented expansion plans and have limited new store requirements. By contrast, the “discount” supermarket sector operating with smaller footprint stores remain very active within the market. The testing shows supermarkets are viable across all the benchmarks.

Employment - E (g) and B2/B8

- 4 None of these typologies tested produced a positive residual value. This is an expected result and commonly seen in other locations in England. This finding does not preclude the possibility that an occupier will commission new premises with these uses but this will be prompted by business requirements rather than as a development proposition.

Budget/business hotels

- 5 Budget hotels will still come forward across Dorset if there is operator demand, however on a speculative basis as the testing shows they not viable. It should be noted that if hotel development does come forward it may be required to provide environmental mitigation, similar to residential development, however this will be site specific and therefore has not been included within this test.

Other Uses

- 6 The viability testing has been based on the development expected to come forward and discussions with the development industry. It is acknowledged that there are other uses that could arise and it is recommended that the following approach is taken:
 - Financial and Professional Services – treat as other retail in viability terms as many of these uses are likely to occupy the same sorts of premises as some town centre retail;
 - Restaurants and Cafes – again treat as retail in viability terms as many of these uses are likely to occupy the same sorts of premises as some town centre retail;
 - Drinking Establishments - again treat as retail in viability terms as many of these uses are likely to occupy the same sorts of premises as some town centre retail;
 - Hot Food Takeaways - again treat as retail in viability terms as many of these uses are likely to occupy the same sorts of premises as some town centre retail;
 - Selling and/or displaying motor vehicles - sales of vehicles are likely to occupy the same sorts of premises and locations as many employment uses and therefore the viability will be covered by the assessment of the viability of employment uses;
 - Retail warehouse clubs – these retail uses are likely to be in the same type of premises as the out of town retail uses and covering the same purchase or rental costs;

- Nightclubs – these uses are likely to be in the same type of premises as town centre retail uses and covering the same purchase or rental costs;
 - Scrapyards – there may be new scrapyard/recycling uses in the future, particularly if the prices of metals and other materials rise. These are likely to occupy the same sorts of premises as many employment uses and therefore the viability will be covered by the assessment of the viability of employment uses;
 - Taxi businesses – these uses are likely to be in the same type of premises as town centre retail uses and covering the same purchase or rental costs. Therefore, they are covered by this viability assessment;
 - Amusement centres – these uses are likely to be in the same type of premises as town centre retail uses and covering the same purchase or rental costs. Therefore, they are covered by this viability assessment;
 - For community facilities that are ultimately paid for by the public sector such as community centres, health centres, hospitals and schools there is a relatively simple approach. The commercial values for community uses are £0 but there are build costs of around £2,400 to £2,900 per sq m plus the range of other development costs; with a net negative residual value. Therefore, we recommend a £0 CIL for these uses;
 - Farm shops and garden centres are treated as other out of centre retail. It is anticipated that small scale ventures using existing buildings would not be liable for CIL while larger retail complexes in new permanent buildings would pay the out of centre retail rates;
 - Tourism is part of Dorset economy and for holiday accommodation we have taken the following approach:
 - If the development consists of standard dwellings that the purchaser intends will be used for holiday accommodation then it would pay the standard residential CIL rate applying in that location;
 - If it is a single new build being used for holiday purposes it would likely come forward as custom/self-build and therefore CIL exempt;
- 7 Holiday parks and visitor attractions are not specifically included in the testing as generally there is little transaction evidence and they will vary hugely e.g. scope and scale of common facilities as well as the type of accommodation – from wooden lodges to more permanent structures, and a mix of outdoor and indoor facilities. In addition, holiday homes are liable for VAT while new residential dwellings are not. This means that depending on the owner’s tax status, the build costs will be 20% higher. It is assumed that holiday parks will be zero rated for CIL.
- 8 Non-residential appraisal summaries (based on the mid BLV) are set out below.

Non-residential viability assessment model					
Retail - Out of centre					
	Size of unit (GIA)	1000	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	1000	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	950	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	1		GIA	Gross internal area
	Site coverage	40%		NIA	Net internal area
	Site area	0.25	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£170	
	Yield			6.0%	
	Gross scheme value			£ 2,691,667	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 2,520,287
SITE BENCHMARK					
	Benchmark per ha	£2,065,000			
	Site benchmark			£516,250	
	SDLT			£15,313	
	Agents and legal	1.75%		£9,034	
	Total site costs				£ 540,597
SCHEME COSTS					
	Build costs	£ 941	per sq m	£ 941,000	
	External costs	10%	of base build costs	£ 94,100	
	Total construction costs				£ 1,035,100
	Professional fees&contingency	8.00%	of construction costs	£ 82,808	
	Sales and lettings costs	3%	of GDV	£ 75,609	
	Planning obligations			£ 100,000	
	Other policy costs	£14,334	/ha	£ 3,584	
	Total 'other costs'				£ 262,000
	Finance costs	6.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 110,262	
	Void finance period (in months)	6	Months	£ 55,131	
	Total finance costs				£ 165,393
	Developer return	15.0%	Scheme value		£ 378,043
	Total scheme costs				£ 2,381,133
RESIDUAL VALUE					
	Residual value	For the scheme			£ 139,154
		Equivalent per hectare			£ 556,617
					Go to next stage
Potential for CIL					
	Total potential scheme headroom				£ 139,154
	Headroom per sq m				£ 139

Non-residential viability assessment model					
Office town/city centre					
	Size of unit (GIA)	2000	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	2000	sq m		User input cells
	NIA as % of GIA	80%			Produced by model
	NIA	1600	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	4		GIA	Gross internal area
	Site coverage	80%		NIA	Net internal area
	Site area	0.06	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£125	
	Yield			8.5%	
	Gross scheme value			£ 2,352,941	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 2,203,128
SITE BENCHMARK					
	Benchmark per ha	£780,000			
	Site benchmark			£48,750	
	SDLT			£0	
	Agents and legal	1.75%		£853	
	Total site costs				£ 49,603
SCHEME COSTS					
	Build costs	£ 1,903	per sq m	£ 3,806,000	
	External costs	10%	of base build costs	£ 380,600	
	Total construction costs				£ 4,186,600
	Professional fees&contingency	8.00%	of construction costs	£ 334,928	
	Sales and lettings costs	3%	of GDV	£ 66,094	
	Planning obligations			£ -	
	Other policy costs	£14,334	/ha	£ 896	
	Total 'other costs'				£ 401,918
	Finance costs	6.0%	Interest rate		
	Build period	14	Months		
	Finance costs for 100% of construction and other costs			£ 324,668	
	Void finance period (in months)	6	Months	£ 139,144	
	Total finance costs				£ 463,812
	Developer return	15.0%	Scheme value		£ 330,469
	Total scheme costs				£ 5,432,402
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 3,229,274
		Equivalent per hectare			-£ 51,668,380
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 3,229,274
	Headroom per sq m				NONE

Non-residential viability assessment model					
Smaller industrial/warehouse					
	Size of unit (GIA)	1600	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	1600	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	1520	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	1		GIA	Gross internal area
	Site coverage	40%		NIA	Net internal area
	Site area	0.40	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£75	
	Yield			7.25%	
	Gross scheme value			£ 1,572,414	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 1,472,298
SITE BENCHMARK					
	Benchmark per ha	£300,000			
	Site benchmark			£120,000	
	SDLT			£0	
	Agents and legal	1.75%		£2,100	
	Total site costs				£ 122,100
SCHEME COSTS					
	Build costs	£ 889	per sq m	£ 1,422,400	
	External costs	10%	of base build costs	£ 142,240	
	Total construction costs				£ 1,564,640
	Professional fees&contingency	8.00%	of construction costs	£ 125,171	
	Sales and lettings costs	3%	of GDV	£ 44,169	
	Planning obligations			£ 25,000	
	Other policy costs	£14,334	/ha	£ 5,734	
	Total 'other costs'				£ 200,074
	Finance costs	6.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 113,209	
	Void finance period (in months)	6	Months	£ 56,604	
	Total finance costs				£ 169,813
	Developer return	15.0%	Scheme value		£ 220,845
	Total scheme costs				£ 2,277,472
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 805,174
		Equivalent per hectare			-£ 2,012,935
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 805,174
	Headroom per sq m				NONE

Non-residential viability assessment model					
Larger industrial/warehouse					
	Size of unit (GIA)	5000	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	5000	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	4750	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	1		GIA	Gross internal area
	Site coverage	40%		NIA	Net internal area
	Site area	1.25	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£75	
	Yield			7.25%	
	Gross scheme value			£ 4,913,793	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 4,600,930
SITE BENCHMARK					
	Benchmark per ha	£300,000			
	Site benchmark			£375,000	
	SDLT			£8,250	
	Agents and legal	1.75%		£6,563	
	Total site costs				£ 389,813
SCHEME COSTS					
	Build costs	£ 743	per sq m	£ 3,715,000	
	External costs	10%	of base build costs	£ 371,500	
	Total construction costs				£ 4,086,500
	Professional fees&contingency	8.00%	of construction costs	£ 326,920	
	Sales and lettings costs	3%	of GDV	£ 138,028	
	Planning obligations			£ 25,000	
	Other policy costs	£14,334	/ha	£ 17,918	
	Total 'other costs'				£ 507,865
	Finance costs	6.0%	Interest rate		
	Build period	18	Months		
	Finance costs for 100% of construction and other costs			£ 448,576	
	Void finance period (in months)	6	Months	£ 149,525	
	Total finance costs				£ 598,101
	Developer return	15.0%	Scheme value		£ 690,139
	Total scheme costs				£ 6,272,419
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 1,671,489
		Equivalent per hectare			-£ 1,337,191
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 1,671,489
	Headroom per sq m				NONE

Non-residential viability assessment model				
Budget hotel 70 beds				
	Size of unit (GIA)	2800 sq m		
	Ratio of GEA to GIA	100.0%		
	GEA	2800 sq m		
	NIA as % of GIA	95%		
	NIA	2660 sq m	GEA	Gross external area
	Rooms	70	GIA	Gross internal area
	Floors	3	NIA	Net internal area
	Site coverage	40%		
	Site area	0.23 Hectares		
SCHEME REVENUE				
Capital value per room		£ 98,000	£ 6,860,000	
Less purchaser costs		6.80 % of yield x rent		
Gross Development Value				£ 6,423,221
SITE BENCHMARK				
Benchmark per ha		£780,000		
Site benchmark			£182,000	
SDLT			£640	
Agents and legal		1.75%	£3,185	
Total site costs				£ 185,825
SCHEME COSTS				
Build costs		£ 1,602 per sq m	£ 4,485,600	
External costs		10% of base build costs	£ 448,560	
Total construction costs				£ 4,934,160
Professional fees		8.00% of construction costs	£ 394,733	
Sales and lettings costs		3% of GDV	£ 192,697	
Planning obligations			£ 25,000	
Other policy costs		£14,334 /ha	£ 3,345	
Total 'other costs'				£ 615,774
Finance costs		6.0% Interest rate		
Build period		12 Months		
Finance costs for 100% of construction and other costs			£ 344,146	
Void finance period (in months)		6 Months	£ 172,073	
Total finance costs				£ 516,218
Developer return		15.0% Scheme value		
Total scheme costs				£ 7,215,460
RESIDUAL VALUE				
Residual value	For the scheme			-£ 792,240
	Equivalent per hectare			-£ 3,395,312
		Not viable		
Potential for CIL				
Total potential scheme headroom				-£ 792,240
Headroom per sq m				NONE

Appendix L – Sample of summary appraisals (VA2, BLV2)

Value area 2, Dorset West & Central – summary appraisal reports Res1a 0%AH BLV2 Greenfield (3 houses)

Summary Results											
Site Details	3 dwellings Dorset West & Central			Site Address				Site Reference	Res1a		
Scheme Description	0% AH			Notes				Application No	1b		
								Date Saved	28/10/2021		
Site Details				Dwellings		GIA (sq m)					
Gross Area	0.10 ha			Total	3.00		390.0				
Net Area	0.10 ha			Market Housing	3.00		390.0				
Net to Gross Ratio	100.0%			Affordable Housing	-		-				
Density	30.00 dwgs per net ha			% Affordable Housing	0.00%						
Scheme Revenue											
		Affordable Housing									
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Total No of Dwellings	3.00	3.00	-	-	-	-	-				
Total GIA (sq m)	390.0	390.0	-	-	-	-	-				
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Total Revenue	1,350,000	1,350,000	-	-	-	-	-				
Average Revenue per unit	450,000	450,000	-	-	-	-	-				
Average Revenue per sq m GIA	3,462	3,462	-	-	-	-	-				
Total Capital Contributions	-										
Total Commercial Elements	-										
Total Scheme Revenue	1,350,000										
Scheme Development Costs											
		Affordable Housing									
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	Per dwelling	per sq m		
Build Cost (inc external works)	612,674	612,674	-	-	-	-	-	204,225	1,571		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-		
Professional Fees	61,267	61,267	-	-	-	-	-	20,422	157	10.0% built costs	
Marketing Costs (market housing)	40,500	40,500	-	-	-	-	-	13,500	104	3.0% market revenue	
Marketing Costs (aff housing)	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	#DIV/0! affordable revenue	
Land & Development Costs	116,902	116,902	-	-	-	-	-	38,967	300		
Planning Obligations Costs	-	-	-	-	-	-	-	-	-		
Commercial Elements Costs	-	-	-	-	-	-	-	-	-		
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-		
Total Development Costs	831,344							277,115	2,132	0.0% CIL as %Revenue £0.00 per market sq m 0.0% CIL as %Dev Costs	
Total Operating Profit	518,656							172,885	1,330		
Finance Costs and Residual Value											
Period	No CF	years									
Debit Interest Rate	6.0%										
Credit Interest Rate	0.0%										
Annual Discount Rate	0.0%										
Revenue and Capital Contributions	1,350,000										
Total Development Cost	831,344										
Finance Cost	36,760										
Annual Discount Rate Cost	-										
Total Dev Cost, Finance Cost & ADR Cost	868,104										
Gross Residual Value	481,896										
Notes: (use Alt+Enter to start a new line)											

Res1b.1 0%AH BLV2 Brownfield (3 houses)

Summary Results											
Site Details	3 dwellings Dorset West & Central			Site Address				Site Reference	Res1b		
Scheme Description	0% AH			Notes				Application No	1b		
								Date Saved	28/10/2021		
Site Details				Dwellings		GIA (sq m)					
Gross Area	0.10 ha		Total		3.00		390.0				
Net Area	0.10 ha		Market Housing		3.00		390.0				
Net to Gross Ratio	100.0%		Affordable Housing		-		-				
Density	30.00 dwgs per net ha		% Affordable Housing		0.00%						
Scheme Revenue											
			Affordable Housing								
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Total No of Dwellings	3.00	3.00	-	-	-	-	-				
Total GIA (sq m)	390.0	390.0	-	-	-	-	-				
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Total Revenue	1,350,000	1,350,000	-	-	-	-	-				
Average Revenue per unit	450,000	450,000	-	-	-	-	-				
Average Revenue per sq m GIA	3,462	3,462	-	-	-	-	-				
Total Capital Contributions	-										
Total Commercial Elements	-										
Total Scheme Revenue	1,350,000										
Scheme Development Costs											
			Affordable Housing					Per dwelling		per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Build Cost (inc external works)	612,674	612,674	-	-	-	-	-	204,225	1,571		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-		
Professional Fees	61,267	61,267	-	-	-	-	-	20,422	157		
Marketing Costs (market housing)	40,500	40,500	-	-	-	-	-	13,500	104		
Marketing Costs (aff housing)	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	10.0% build costs	
Land & Development Costs	386,940	386,940	-	-	-	-	-	128,980	992	3.0% market revenue	
Planning Obligations Costs	-	-	-	-	-	-	-	-	-	#DIV/0! affordable revenue	
Commercial Elements Costs	-	-	-	-	-	-	-	-	-		
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-	0.0% CIL as %Revenue	
										£0.00 per market sq m	
										0.0% CIL as %Dev Costs	
Total Development Costs	1,101,382							367,127	2,824		
Total Operating Profit	248,618							82,873	637		
Finance Costs and Residual Value											
Period	No CF		years								
Debit Interest Rate	6.0%										
Credit Interest Rate	0.0%										
Annual Discount Rate	0.0%										
Revenue and Capital Contributions	1,350,000										
Total Development Cost	1,101,382										
Finance Cost	36,760										
Annual Discount Rate Cost	-										
Total Dev Cost, Finance Cost & ADR Cost	1,138,142										
Gross Residual Value	211,858										

Res1b.2 0%AH BLV2 Brownfield (3 houses)

Summary Results																
Site Details		3 dwellings Dorset West & Central		Site Address				Site Reference		Res1b						
Scheme Description		0% AH		Notes				Application No		1b						
								Date Saved		28/10/2021						
Site Details				Dwellings		GIA (sq m)										
Gross Area		0.10 ha		Total		3.00		390.0								
Net Area		0.10 ha		Market Housing		3.00		390.0								
Net to Gross Ratio		100.0%		Affordable Housing		-		-								
Density		30.00 dwgs per net ha		% Affordable Housing		0.00%										
Scheme Revenue																
		Total		Market		Affordable Housing										
						Social Rent		Affordable Rent		Intermediate Rent	Equity Share	Shared Ownership				
Total No of Dwellings		3.00		3.00		-		-		-	-	-				
Total GIA (sq m)		390.0		390.0		-		-		-	-	-				
Tenure Split (by % dwellings)				100.0%		0.0%		0.0%		0.0%	0.0%	0.0%				
Total Revenue		1,350,000		1,350,000		-		-		-	-	-				
Average Revenue per unit		450,000		450,000		-		-		-	-	-				
Average Revenue per sq m GIA		3,462		3,462		-		-		-	-	-				
Total Capital Contributions		-														
Total Commercial Elements		-														
Total Scheme Revenue		1,350,000														
Scheme Development Costs																
		Total		Market		Affordable Housing					Per dwelling		per sq m			
						Social Rent		Affordable Rent		Intermediate Rent	Equity Share	Shared Ownership				
Build Cost (inc external works)		612,674		612,674		-		-		-	-	-	204,225		1,571	
Additional Dwelling Standards		-		-		-		-		-	-	-	-		-	
Professional Fees		61,267		61,267		-		-		-	-	-	20,422		157	
Marketing Costs (market housing)		40,500		40,500		-		-		-	-	-	13,500		104	
Marketing Costs (aff housing)		-		-		-		-		-	-	-	#DIV/0!		#DIV/0!	
Land & Development Costs		104,034		104,034		-		-		-	-	-	34,678		267	
Planning Obligations Costs		-		-		-		-		-	-	-	-		-	
Commercial Elements Costs		-		-		-		-		-	-	-	-		-	
Community Infrastructure Levy		-		-		-		-		-	-	-	-		-	
Total Development Costs		818,476											272,825		2,099	
Total Operating Profit		531,524											177,175		1,363	
Finance Costs and Residual Value											0.0% build costs		3.0% market revenue		#DIV/0! affordable revenue	
Period		No CF		years									0.0% CIL as %Revenue		£0.00 per market sq m	
Debit Interest Rate				6.0%									0.0% CIL as %Dev Costs			
Credit Interest Rate				0.0%												
Annual Discount Rate				0.0%												
Revenue and Capital Contributions				1,350,000												
Total Development Cost				818,476												
Finance Cost				36,760												
Annual Discount Rate Cost				-												
Total Dev Cost, Finance Cost & ADR Cost				855,236												
Gross Residual Value				494,764												

Res2a 0%AH BLV2 Greenfield (6 houses)

Summary Results																																																																																																																																																	
Site Details	6 dwellings Dorset West & Central			Site Address				Site Reference	Res2a																																																																																																																																								
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<table border="1"> <tbody> <tr> <td>10.0% build costs</td> </tr> <tr> <td>3.0% market revenue</td> </tr> <tr> <td>#DIV/0! affordable revenue</td> </tr> <tr> <td>0.0% CIL as %Revenue</td> </tr> <tr> <td>£0.00 per market sq m</td> </tr> <tr> <td>0.0% CIL as %Dev Costs</td> </tr> </tbody> </table>										10.0% build costs	3.0% market revenue	#DIV/0! affordable revenue	0.0% CIL as %Revenue	£0.00 per market sq m	0.0% CIL as %Dev Costs																																																																																																																																		
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Res2b 0%AH BLV2 Brownfield (6 houses)

Summary Results												
Site Details	6 dwellings Dorset West & Central			Site Address				Site Reference	Res2b			
Scheme Description	0% AH			Notes				Application No	1b			
								Date Saved	28/10/2021			
Site Details						Dwellings			GIA (sq m)			
Gross Area	0.17 ha				Total	6.00			708.0			
Net Area	0.17 ha				Market Housing	6.00			708.0			
Net to Gross Ratio	100.0%				Affordable Housing	-			-			
Density	35.29 dwgs per net ha				% Affordable Housing	0.00%			-			
Scheme Revenue												
				Affordable Housing								
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership					
Total No of Dwellings	6.00	6.00	-	-	-	-	-					
Total GIA (sq m)	708.0	708.0	-	-	-	-	-					
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%					
Total Revenue	2,450,000	2,450,000	-	-	-	-	-					
Average Revenue per unit	408,333	408,333	-	-	-	-	-					
Average Revenue per sq m GIA	3,460	3,460	-	-	-	-	-					
Total Capital Contributions	-											
Total Commercial Elements	-											
Total Scheme Revenue	2,450,000											
Scheme Development Costs												
				Affordable Housing								
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	Per dwelling	per sq m			
Build Cost (inc external works)	1,059,274	1,059,274	-	-	-	-	-	176,546	1,496			
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-			
Professional Fees	105,927	105,927	-	-	-	-	-	17,655	150	10.0% build costs		
Marketing Costs (market housing)	73,500	73,500	-	-	-	-	-	12,250	104	3.0% market revenue		
Marketing Costs (aff housing)	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	#DIV/0! affordable revenue		
Land & Development Costs	184,259	184,259	-	-	-	-	-	30,710	260			
Planning Obligations Costs	-	-	-	-	-	-	-	-	-			
Commercial Elements Costs	-	-	-	-	-	-	-	-	-			
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-	0.0% CIL as %Revenue		
										£0.00 per market sq m		
										0.0% CIL as %Dev Costs		
Total Development Costs	1,422,961							237,160	2,010			
Total Operating Profit	1,027,039							171,173	1,451			
Finance Costs and Residual Value												
	Period	No CF	years									
	Debit Interest Rate	6.0%										
	Credit Interest Rate	0.0%										
	Annual Discount Rate	0.0%										
Revenue and Capital Contributions	2,450,000											
Total Development Cost	1,422,961											
Finance Cost	63,556											
Annual Discount Rate Cost	-											
Total Dev Cost, Finance Cost & ADR Cost	1,486,517											
Gross Residual Value	963,483											

Res3.1 0%AH BLV2 Brownfield (8 flats)

Summary Results											
Site Details	8 dwellings Dorset West & Central			Site Address				Site Reference	Res3		
Scheme Description	0% AH			Notes				Application No	1b		
								Date Saved	28/10/2021		
Site Details				Dwellings		GIA (sq m)					
Gross Area	0.10 ha			Total	8.00		611.8				
Net Area	0.10 ha			Market Housing	8.00		611.8				
Net to Gross Ratio	100.0%			Affordable Housing	-		-				
Density	80.00 dwgs per net ha			% Affordable Housing	0.00%						
Scheme Revenue											
		Total		Affordable Housing							
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Total No of Dwellings	8.00	8.00	-	-	-	-	-				
Total GIA (sq m)	611.8	611.8	-	-	-	-	-				
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Total Revenue	1,904,000	1,904,000	-	-	-	-	-				
Average Revenue per unit	238,000	238,000	-	-	-	-	-				
Average Revenue per sq m GIA	3,112	3,112	-	-	-	-	-				
Total Capital Contributions	-	-	-	-	-	-	-				
Total Commercial Elements	-	-	-	-	-	-	-				
Total Scheme Revenue	1,904,000	-	-	-	-	-	-				
Scheme Development Costs											
		Total		Affordable Housing				Per dwelling		per sq m	
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Build Cost (inc external works)	987,870	987,870	-	-	-	-	-	123,484	1,615		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-		
Professional Fees	98,787	98,787	-	-	-	-	-	12,348	161	10.0% build costs	
Marketing Costs (market housing)	57,120	57,120	-	-	-	-	-	7,140	93	3.0% market revenue	
Marketing Costs (aff housing)	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	#DIV/0! affordable revenue	
Land & Development Costs	83,549	83,549	-	-	-	-	-	10,444	137		
Planning Obligations Costs	-	-	-	-	-	-	-	-	-		
Commercial Elements Costs	-	-	-	-	-	-	-	-	-		
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-	0.0% CIL as %Revenue	
	-	-	-	-	-	-	-	-	-	£0.00 per market sq m	
	-	-	-	-	-	-	-	-	-	0.0% CIL as %Dev Costs	
Total Development Costs	1,227,326	-	-	-	-	-	-	153,416	2,006		
Total Operating Profit	676,674	-	-	-	-	-	-	84,584	1,106		
Finance Costs and Residual Value											
Period		No CF		years							
Debit Interest Rate	6.0%										
Credit Interest Rate	0.0%										
Annual Discount Rate	0.0%										
Revenue and Capital Contributions	1,904,000										
Total Development Cost	1,227,326										
Finance Cost	59,272										
Annual Discount Rate Cost	-										
Total Dev Cost, Finance Cost & ADR Cost	1,286,598										
Gross Residual Value	617,402										

Res3.2 0%AH BLV2 Brownfield (8 flats)

Summary Results											
Site Details	8 dwellings Dorset West & Central			Site Address				Site Reference	Res3		
Scheme Description	0% AH			Notes				Application No	1b		
								Date Saved	28/10/2021		
Site Details				Dwellings		GIA (sq m)					
Gross Area	0.10	ha	Total	8.00		611.8					
Net Area	0.10	ha	Market Housing	8.00		611.8					
Net to Gross Ratio	100.0%		Affordable Housing	-		-					
Density	80.00	dwgs per net ha	% Affordable Housing	0.00%							
Scheme Revenue											
		Total		Affordable Housing							
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Total No of Dwellings	8.00	8.00	-	-	-	-	-				
Total GIA (sq m)	611.8	611.8	-	-	-	-	-				
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Total Revenue	1,904,000	1,904,000	-	-	-	-	-				
Average Revenue per unit	238,000	238,000	-	-	-	-	-				
Average Revenue per sq m GIA	3,112	3,112	-	-	-	-	-				
Total Capital Contributions	-										
Total Commercial Elements	-										
Total Scheme Revenue	1,904,000										
Scheme Development Costs											
		Total		Affordable Housing				Per dwelling		per sq m	
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Build Cost (inc external works)	987,870	987,870	-	-	-	-	-	123,484	1,615		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-		
Professional Fees	98,787	98,787	-	-	-	-	-	12,348	161		
Marketing Costs (market housing)	57,120	57,120	-	-	-	-	-	7,140	93		
Marketing Costs (aff housing)	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	10.0% build costs	
Land & Development Costs	366,455	366,455	-	-	-	-	-	45,807	599	3.0% market revenue	
Planning Obligations Costs	-	-	-	-	-	-	-	-	-	#DIV/0! affordable revenue	
Commercial Elements Costs	-	-	-	-	-	-	-	-	-		
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-	0.0% CIL as %Revenue	
										£0.00 per market sq m	
										0.0% CIL as %Dev Costs	
Total Development Costs	1,510,232							188,779	2,469		
Total Operating Profit	393,768							49,221	644		
Finance Costs and Residual Value											
Period	No CF	years									
Debit Interest Rate	6.0%										
Credit Interest Rate	0.0%										
Annual Discount Rate	0.0%										
Revenue and Capital Contributions	1,904,000										
Total Development Cost	1,510,232										
Finance Cost	59,272										
Annual Discount Rate Cost	-										
Total Dev Cost, Finance Cost & ADR Cost	1,569,504										
Gross Residual Value	334,496										

Res4a 35%AH BLV2 Greenfield (15 dwellings)

Summary Results									
Site Details	15 dwellings Dorset West & Central		Site Address			Site Reference	Res4a		
Scheme Description	35% AH		Notes			Application No	1b		
						Date Saved	28/10/2021		
Site Details				Dwellings		GIA (sq m)			
Gross Area	0.44	ha	Total	15.00		1,396.8			
Net Area	0.44	ha	Market Housing	9.75		952.2			
Net to Gross Ratio	100.0%		Affordable Housing	5.25		444.6			
Density	34.09	dwgs per net ha	% Affordable Housing	35.00%					
Scheme Revenue									
	Total		Affordable Housing						
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Total No of Dwellings	15.00	9.75	3.67	-	-	1.32	0.26		
Total GIA (sq m)	1,396.8	952.2	308.5	-	-	113.5	22.5		
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.8%	1.7%		
Total Revenue	3,946,821	3,288,650	326,991	-	-	274,560	56,620		
Average Revenue per unit	263,121	337,297	89,098	-	-	208,000	217,769		
Average Revenue per sq m GIA	2,826	3,454	1,060	-	-	2,419	2,518		
Total Capital Contributions	-								
Total Commercial Elements	-								
Total Scheme Revenue	3,946,821								
Scheme Development Costs									
	Total		Affordable Housing					Per dwelling	per sq m
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Build Cost (inc external works)	1,923,260	1,303,045	435,302	-	-	154,336	30,576	128,217	1,377
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-
Professional Fees	153,861	104,244	34,824	-	-	12,347	2,446	10,257	110
Marketing Costs (market housing)	98,660	98,660	-	-	-	-	-	10,119	104
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-
Land & Development Costs	554,351	360,328	135,631	-	-	48,783	9,609	36,957	397
Planning Obligations Costs	-							-	-
Commercial Elements Costs	-							-	-
Community Infrastructure Levy	-								
Total Development Costs	2,730,131							182,009	1,955
Total Operating Profit	1,216,689							81,113	871
Finance Costs and Residual Value								8.0% build costs 3.0% market revenue 0.0% affordable revenue 0.0% CIL as %Revenue £0.00 per market sq m 0.0% CIL as %Dev Costs	
Period	2 years								
Debit Interest Rate	6.0%								
Credit Interest Rate	0.0%								
Annual Discount Rate	0.0%								
Revenue and Capital Contributions	3,946,821								
Total Development Cost	2,730,131								
Finance Cost	44,965								
Annual Discount Rate Cost	-								
Total Dev Cost, Finance Cost & ADR Cost	2,775,096								
Gross Residual Value	1,171,725								

Res4b 35%AH BLV2 Brownfield (15 dwellings)

Summary Results																											
Site Details	15 dwellings Dorset West & Central		Site Address			Site Reference	Res4b																				
Scheme Description	35% AH		Notes			Application No	1b																				
						Date Saved	28/10/2021																				
<table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.44 ha</td> <td>Total</td> <td>15.00</td> </tr> <tr> <td>Net Area</td> <td>0.44 ha</td> <td>Market Housing</td> <td>9.75</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>100.0%</td> <td>Affordable Housing</td> <td>5.25</td> </tr> <tr> <td>Density</td> <td>34.09 dwgs per net ha</td> <td>% Affordable Housing</td> <td>35.00%</td> </tr> </tbody> </table>				Site Details		Dwellings	GIA (sq m)	Gross Area	0.44 ha	Total	15.00	Net Area	0.44 ha	Market Housing	9.75	Net to Gross Ratio	100.0%	Affordable Housing	5.25	Density	34.09 dwgs per net ha	% Affordable Housing	35.00%				
Site Details		Dwellings	GIA (sq m)																								
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Total No of Dwellings	15.00	9.75	3.67	-	-	1.32	0.26																				
Total GIA (sq m)	1,396.8	952.2	308.5	-	-	113.5	22.5																				
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.8%	1.7%																				
Total Revenue	3,946,821	3,288,650	326,991	-	-	274,560	56,620																				
Average Revenue per unit	263,121	337,297	89,098	-	-	208,000	217,769																				
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Additional Dwelling Standards	-	-	-	-	-	-	-	-	-																		
Professional Fees	153,861	104,244	34,824	-	-	12,347	2,446	10,257	110																		
Marketing Costs (market housing)	98,660	98,660	-	-	-	-	-	10,119	104																		
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-																		
Land & Development Costs	494,112	321,173	120,893	-	-	43,482	8,565	32,941	354																		
Planning Obligations Costs	-							-	-																		
Commercial Elements Costs	-							-	-																		
Community Infrastructure Levy	-							-	-																		
Total Development Costs	2,669,892							177,993	1,911																		
Total Operating Profit	1,276,928							85,129	914																		
Finance Costs and Residual Value								8.0% build costs 3.0% market revenue 0.0% affordable revenue 0.0% CIL as %Revenue £0.00 per market sq m 0.0% CIL as %Dev Costs																			
Period	2 years																										
Debit Interest Rate	6.0%																										
Credit Interest Rate	0.0%																										
Annual Discount Rate	0.0%																										
Revenue and Capital Contributions	3,946,821																										
Total Development Cost	2,669,892																										
Finance Cost	41,350																										
Annual Discount Rate Cost	-																										
Total Dev Cost, Finance Cost & ADR Cost	2,711,243																										
Gross Residual Value	1,235,578																										

Res4c 35%AH BLV2 Brownfield (15 flats)

Summary Results																																																																																																																																													
Site Details	15 dwellings Dorset West & Central		Site Address		Site Reference	Res4c																																																																																																																																							
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Average Revenue per unit	189,858	238,000	66,445	-	-	179,000	186,000																																																																																																																																						
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Res5a 35%AH BLV2 Greenfield (30 dwellings)

Summary Results																											
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Total No of Dwellings	30.00	19.51	7.34	-	-	2.62	0.53																				
Total GIA (sq m)	2,824.8	1,936.5	617.0	-	-	225.3	46.0																				
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.7%	1.8%																				
Total Revenue	8,024,906	6,710,790	653,286	-	-	544,960	115,910																				
Average Revenue per unit	267,497	343,965	89,004	-	-	208,000	218,698																				
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Build Cost (inc external works)	3,916,401	2,677,046	870,428	-	-	306,334	62,594	130,547	1,386																		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-																		
Professional Fees	313,312	214,164	69,634	-	-	24,507	5,007	10,444	111																		
Marketing Costs (market housing)	201,323	201,323	-	-	-	-	-	10,319	104																		
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-																		
Land & Development Costs	1,275,014	829,184	311,953	-	-	111,351	22,525	42,500	451																		
Planning Obligations Costs	-							-	-																		
Commercial Elements Costs	-							-	-																		
Community Infrastructure Levy	-																										
Total Development Costs	5,706,050							190,202	2,020																		
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Total Dev Cost, Finance Cost & ADR Cost	5,856,241																										
Gross Residual Value	2,168,666																										

8.0% build costs
3.0% market revenue
0.0% affordable revenue

0.0% CIL as %Revenue
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Res5b.1 35%AH BLV2 Brownfield (30 dwellings)

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Total	Affordable Housing						Per dwelling		per sq m																																																																																																																
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Build Cost (inc external works)	3,916,401	2,677,046	870,428	-	-	306,334	130,547	1,386																																																																																																																	
Additional Dwelling Standards	-	-	-	-	-	-	-	-																																																																																																																	
Professional Fees	313,312	214,164	69,634	-	-	24,507	10,444	111																																																																																																																	
Marketing Costs (market housing)	201,323	201,323	-	-	-	-	10,319	104																																																																																																																	
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-																																																																																																																	
Land & Development Costs	1,136,416	739,049	278,043	-	-	99,247	37,881	402																																																																																																																	
Planning Obligations Costs	-						-	-																																																																																																																	
Commercial Elements Costs	-						-	-																																																																																																																	
Community Infrastructure Levy	-																																																																																																																								
Total Development Costs	5,567,452						185,582	1,971																																																																																																																	
Total Operating Profit	2,457,455						81,915	870																																																																																																																	
<table border="1"> <tbody> <tr> <td>8.0% build costs</td> </tr> <tr> <td>3.0% market revenue</td> </tr> <tr> <td>0.0% affordable revenue</td> </tr> <tr> <td>0.0% CIL as %Revenue</td> </tr> <tr> <td>£0.00 per market sq m</td> </tr> <tr> <td>0.0% CIL as %Dev Costs</td> </tr> </tbody> </table>								8.0% build costs	3.0% market revenue	0.0% affordable revenue	0.0% CIL as %Revenue	£0.00 per market sq m	0.0% CIL as %Dev Costs																																																																																																												
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Total Dev Cost, Finance Cost & ADR Cost	5,709,654																																																																																																																								
Gross Residual Value	2,315,252																																																																																																																								

Res5b.2 35%AH BLV2 Brownfield (30 dwellings)

Summary Results									
Site Details	30 dwellings Dorset West & Central		Site Address			Site Reference	Res5b		
Scheme Description	35% AH		Notes			Application No	1b		
						Date Saved	21/10/2021		
Site Details				Dwellings	GIA (sq m)				
Gross Area	1.04	ha	Total	30.00	2,824.8				
Net Area	0.83	ha	Market Housing	19.51	1,936.5				
Net to Gross Ratio	80.0%		Affordable Housing	10.49	888.3				
Density	36.00	dwgs per net ha	% Affordable Housing	34.97%					
Scheme Revenue									
	Total	Market	Affordable Housing						
			Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Total No of Dwellings	30.00	19.51	7.34	-	-	2.62	0.53		
Total GIA (sq m)	2,824.8	1,936.5	617.0	-	-	225.3	46.0		
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.7%	1.8%		
Total Revenue	8,024,906	6,710,750	653,286	-	-	544,960	115,910		
Average Revenue per unit	267,497	343,965	89,004	-	-	208,000	218,698		
Average Revenue per sq m GIA	2,847	3,465	1,059	-	-	2,419	2,518		
Total Capital Contributions	-								
Total Commercial Elements	-								
Total Scheme Revenue	8,024,906								
Scheme Development Costs									
	Total	Market	Affordable Housing				Per dwelling	per sq m	
			Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Build Cost (inc external works)	3,916,401	2,677,046	870,428	-	-	306,334	62,594	130,547	1,386
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-
Professional Fees	313,312	214,164	69,634	-	-	24,507	5,007	10,444	111
Marketing Costs (market housing)	201,323	201,323	-	-	-	-	-	10,319	104
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-
Land & Development Costs	602,666	391,934	147,452	-	-	52,633	10,647	20,089	213
Planning Obligations Costs	-	-	-	-	-	-	-	-	-
Commercial Elements Costs	-	-	-	-	-	-	-	-	-
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-
Total Development Costs	5,033,702							167,790	1,782
Total Operating Profit	2,991,205							99,707	1,059
Finance Costs and Residual Value								8.0% build costs	
	Period	2 years						3.0% market revenue	
	Debit Interest Rate	6.0%						0.0% affordable revenue	
	Credit Interest Rate	0.0%							
	Annual Discount Rate	0.0%							
Revenue and Capital Contributions	8,024,906								
Total Development Cost	5,033,702								
Finance Cost	110,178								
Annual Discount Rate Cost	-								
Total Dev Cost, Finance Cost & ADR Cost	5,143,879								
Gross Residual Value	2,881,027								
								0.0% CIL as %Revenue	
								£0.00 per market sq m	
								0.0% CIL as %Dev Costs	

Res6a.1 35%AH BLV2 Greenfield (60 dwellings)

Summary Results									
Site Details	60 dwellings Dorchester West & Central		Site Address			Site Reference	Res6a		
Scheme Description	35% AH		Notes			Application No	1b		
						Date Saved	29/10/2021		
Site Details				Dwellings	GIA (sq m)				
Gross Area	2.48	ha	Total	60.00	5,683.1				
Net Area	1.65	ha	Market Housing	39.00	3,904.0				
Net to Gross Ratio	66.5%		Affordable Housing	21.00	1,779.1				
Density	36.36	dwgs per net ha	% Affordable Housing	35.00%					
Scheme Revenue									
	Total		Affordable Housing						
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Total No of Dwellings	60.00	39.00	14.72	-	-	5.24	1.04		
Total GIA (sq m)	5,683.1	3,904.0	1,238.4	-	-	450.6	90.1		
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.7%	1.7%		
Total Revenue	16,181,641	13,551,600	1,313,311	-	-	1,089,920	226,810		
Average Revenue per unit	269,694	347,477	89,219	-	-	208,000	218,067		
Average Revenue per sq m GIA	2,847	3,471	1,061	-	-	2,419	2,518		
Total Capital Contributions	-								
Total Commercial Elements	-								
Total Scheme Revenue	16,181,641								
Scheme Development Costs									
	Total		Affordable Housing					Per dwelling	per sq m
		Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Build Cost (inc external works)	7,693,905	5,277,285	1,704,689	-	-	593,317	118,613	128,232	1,354
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-
Professional Fees	615,512	422,183	136,375	-	-	47,465	9,489	10,259	108
Marketing Costs (market housing)	406,548	406,548	-	-	-	-	-	10,424	104
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-
Land & Development Costs	1,429,334	929,067	350,663	-	-	124,829	24,775	23,822	252
Planning Obligations Costs	-	-	-	-	-	-	-	-	-
Commercial Elements Costs	-	-	-	-	-	-	-	-	-
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-
Total Development Costs	10,145,299							169,088	1,785
Total Operating Profit	6,036,341							100,606	1,062
Finance Costs and Residual Value									
Period	3 years								
Debit Interest Rate	6.0%								
Credit Interest Rate	0.0%								
Annual Discount Rate	0.0%								
Revenue and Capital Contributions	16,181,641								
Total Development Cost	10,145,299								
Finance Cost	166,589								
Annual Discount Rate Cost	-								
Total Dev Cost, Finance Cost & ADR Cost	10,311,888								
Gross Residual Value	5,869,752								
								8.0% build costs	
								3.0% market revenue	
								0.0% affordable revenue	
								0.0% CIL as %Revenue	
								£0.00 per market sq m	
								0.0% CIL as %Dev Costs	

Res6a.2 35%AH BLV2 Greenfield (60 dwellings)

Summary Results											
Site Details	60 dwellings Dorchester West & Central			Site Address				Site Reference	Res6a		
Scheme Description	35% AH			Notes				Application No	1b		
								Date Saved	29/10/2021		
Site Details				Dwellings		GIA (sq m)					
Gross Area	2.48	ha		Total	60.00			5,683.1			
Net Area	1.65	ha		Market Housing	39.00			3,904.0			
Net to Gross Ratio	66.5%			Affordable Housing	21.00			1,779.1			
Density	36.36	dwgs per net ha		% Affordable Housing	35.00%						
Scheme Revenue											
		Affordable Housing									
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership				
Total No of Dwellings	60.00	39.00	14.72	-	-	5.24	1.04				
Total GIA (sq m)	5,683.1	3,904.0	1,238.4	-	-	450.6	90.1				
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.7%	1.7%				
Total Revenue	16,181,641	13,551,600	1,313,311	-	-	1,089,920	226,810				
Average Revenue per unit	269,694	347,477	89,219	-	-	208,000	218,087				
Average Revenue per sq m GIA	2,847	3,471	1,061	-	-	2,419	2,518				
Total Capital Contributions	-										
Total Commercial Elements	-										
Total Scheme Revenue	16,181,641										
Scheme Development Costs											
		Affordable Housing									
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	Per dwelling	per sq m		
Build Cost (inc external works)	7,693,905	5,277,285	1,704,689	-	-	593,317	118,613	128,232	1,354		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-		
Professional Fees	615,512	422,183	136,375	-	-	47,465	9,489	10,259	108	8.0% build costs	
Marketing Costs (market housing)	406,548	406,548	-	-	-	-	-	10,424	104	3.0% market revenue	
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue	
Land & Development Costs	2,938,352	1,909,929	720,876	-	-	256,616	50,931	48,973	517		
Planning Obligations Costs	-	-	-	-	-	-	-	-	-		
Commercial Elements Costs	-	-	-	-	-	-	-	-	-		
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-	0.0% CIL as %Revenue	
										£0.00 per market sq m	
										0.0% CIL as %Dev Costs	
Total Development Costs	11,654,317							194,239	2,051		
Total Operating Profit	4,527,323							75,455	797		
Finance Costs and Residual Value											
Period	3 years										
Debit Interest Rate	6.0%										
Credit Interest Rate	0.0%										
Annual Discount Rate	0.0%										
Revenue and Capital Contributions	16,181,641										
Total Development Cost	11,654,317										
Finance Cost	257,130										
Annual Discount Rate Cost	-										
Total Dev Cost, Finance Cost & ADR Cost	11,911,448										
Gross Residual Value	4,270,193										

Res6b 35%AH BLV2 Brownfield (60 dwellings)

Summary Results																														
Site Details	60 dwellings Dorchester West & Central		Site Address			Site Reference	Res6b																							
Scheme Description	35% AH		Notes			Application No	1b																							
						Date Saved	29/10/2021																							
<table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>2.48 ha</td> </tr> <tr> <td>Net Area</td> <td>1.65 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>66.5%</td> </tr> <tr> <td>Density</td> <td>36.36 dwgs per net ha</td> </tr> </tbody> </table>			Site Details		Gross Area	2.48 ha	Net Area	1.65 ha	Net to Gross Ratio	66.5%	Density	36.36 dwgs per net ha	<table border="1"> <thead> <tr> <th colspan="2">Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>60.00</td> <td>5,683.1</td> </tr> <tr> <td>Market Housing</td> <td>39.00</td> <td>3,904.0</td> </tr> <tr> <td>Affordable Housing</td> <td>21.00</td> <td>1,779.1</td> </tr> <tr> <td>% Affordable Housing</td> <td>35.00%</td> <td></td> </tr> </tbody> </table>			Dwellings		GIA (sq m)	Total	60.00	5,683.1	Market Housing	39.00	3,904.0	Affordable Housing	21.00	1,779.1	% Affordable Housing	35.00%	
Site Details																														
Gross Area	2.48 ha																													
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Dwellings		GIA (sq m)																												
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Market Housing	39.00	3,904.0																												
Affordable Housing	21.00	1,779.1																												
% Affordable Housing	35.00%																													
Scheme Revenue																														
			Affordable Housing																											
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership																							
Total No of Dwellings	60.00	39.00	14.72	-	-	5.24	1.04																							
Total GIA (sq m)	5,683.1	3,904.0	1,238.4	-	-	450.6	90.1																							
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.7%	1.7%																							
Total Revenue	16,181,641	13,551,600	1,313,311	-	-	1,089,920	226,810																							
Average Revenue per unit	269,694	347,477	89,219	-	-	208,000	218,087																							
Average Revenue per sq m GIA	2,847	3,471	1,061	-	-	2,419	2,518																							
Total Capital Contributions	-																													
Total Commercial Elements	-																													
Total Scheme Revenue	16,181,641																													
Scheme Development Costs																														
			Affordable Housing					Per dwelling	per sq m																					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership																							
Build Cost (inc external works)	7,693,905	5,277,285	1,704,689	-	-	593,317	118,613	128,232	1,354																					
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-																					
Professional Fees	615,512	422,183	136,375	-	-	47,465	9,489	10,259	108																					
Marketing Costs (market housing)	406,548	406,548	-	-	-	-	-	10,424	104																					
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-																					
Land & Development Costs	1,345,943	874,863	330,205	-	-	117,546	23,330	22,432	237																					
Planning Obligations Costs	-	-	-	-	-	-	-	-	-																					
Commercial Elements Costs	-	-	-	-	-	-	-	-	-																					
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-																					
Total Development Costs	10,061,908							167,698	1,770																					
Total Operating Profit	6,119,732							101,996	1,077																					
Finance Costs and Residual Value																														
Period	3 years																													
Debit Interest Rate	6.0%																													
Credit Interest Rate	0.0%																													
Annual Discount Rate	0.0%																													
Revenue and Capital Contributions	16,181,641																													
Total Development Cost	10,061,908																													
Finance Cost	162,896																													
Annual Discount Rate Cost	-																													
Total Dev Cost, Finance Cost & ADR Cost	10,224,804																													
Gross Residual Value	5,956,836																													
								8.0% build costs																						
								3.0% market revenue																						
								0.0% affordable revenue																						
								0.0% CIL as %Revenue																						
								£0.00 per market sq m																						
								0.0% CIL as %Dev Costs																						

Res7b 35%AH BLV2 Brownfield (150 dwellings)

Summary Results																											
Site Details	150 dwellings Dorset West and Central		Site Address			Site Reference	Res7b																				
Scheme Description	35% AH		Notes			Application No	1b																				
						Date Saved	01/11/2021																				
<table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>6.79 ha</td> <td>Total</td> <td>150.00</td> </tr> <tr> <td>Net Area</td> <td>4.11 ha</td> <td>Market Housing</td> <td>97.50</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>60.5%</td> <td>Affordable Housing</td> <td>52.50</td> </tr> <tr> <td>Density</td> <td>36.50 dwgs per net ha</td> <td>% Affordable Housing</td> <td>35.00%</td> </tr> </tbody> </table>				Site Details		Dwellings	GIA (sq m)	Gross Area	6.79 ha	Total	150.00	Net Area	4.11 ha	Market Housing	97.50	Net to Gross Ratio	60.5%	Affordable Housing	52.50	Density	36.50 dwgs per net ha	% Affordable Housing	35.00%				
Site Details		Dwellings	GIA (sq m)																								
Gross Area	6.79 ha	Total	150.00																								
Net Area	4.11 ha	Market Housing	97.50																								
Net to Gross Ratio	60.5%	Affordable Housing	52.50																								
Density	36.50 dwgs per net ha	% Affordable Housing	35.00%																								
Scheme Revenue																											
			Affordable Housing																								
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership																				
Total No of Dwellings	150.00	97.50	36.76	-	-	13.12	2.62																				
Total GIA (sq m)	14,191.4	9,743.8	3,092.3	-	-	1,128.3	227.0																				
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.7%	1.7%																				
Total Revenue	40,391,082	33,811,530	3,279,072	-	-	2,728,960	571,520																				
Average Revenue per unit	269,274	346,785	89,202	-	-	208,000	218,137																				
Average Revenue per sq m GIA	2,846	3,470	1,060	-	-	2,419	2,518																				
Total Capital Contributions	-																										
Total Commercial Elements	-																										
Total Scheme Revenue	40,391,082																										
Scheme Development Costs																											
			Affordable Housing					Per dwelling	per sq m																		
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership																				
Build Cost (inc external works)	18,668,129	12,790,817	4,151,056	-	-	1,437,119	289,138	124,454	1,315																		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-																		
Professional Fees	1,120,088	767,449	249,063	-	-	86,227	17,348	7,467	79																		
Marketing Costs (market housing)	1,014,346	1,014,346	-	-	-	-	-	10,404	104																		
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-																		
Land & Development Costs	4,318,015	2,806,710	1,058,202	-	-	377,682	75,421	28,787	304																		
Planning Obligations Costs	-							-	-																		
Commercial Elements Costs	-							-	-																		
Community Infrastructure Levy	-							-	-																		
Total Development Costs	25,120,578							167,471	1,770																		
Total Operating Profit	15,270,504							101,803	1,076																		
Finance Costs and Residual Value																											
Period	4 years																										
Debit Interest Rate	6.0%																										
Credit Interest Rate	0.0%																										
Annual Discount Rate	0.0%																										
Revenue and Capital Contributions	40,391,082																										
Total Development Cost	25,120,578																										
Finance Cost	271,211																										
Annual Discount Rate Cost	-																										
Total Dev Cost, Finance Cost & ADR Cost	25,391,789																										
Gross Residual Value	14,999,293																										

6.0% build costs
3.0% market revenue
0.0% affordable revenue

0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs

Res8 35%AH BLV2 Greenfield (350 dwellings)

Summary Results																																					
Site Details	350 dwellings Dorset West & Central		Site Address			Site Reference	Res8a																														
Scheme Description	35% AH		Notes			Application No	1b																														
						Date Saved	01/11/2021																														
<table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>17.50 ha</td> </tr> <tr> <td>Net Area</td> <td>9.74 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>55.7%</td> </tr> <tr> <td>Density</td> <td>35.93 dwgs per net ha</td> </tr> </tbody> </table>			Site Details		Gross Area	17.50 ha	Net Area	9.74 ha	Net to Gross Ratio	55.7%	Density	35.93 dwgs per net ha	<table border="1"> <thead> <tr> <th colspan="2"></th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td colspan="2">Total</td> <td>350.00</td> <td>33,135.0</td> </tr> <tr> <td colspan="2">Market Housing</td> <td>227.51</td> <td>22,757.8</td> </tr> <tr> <td colspan="2">Affordable Housing</td> <td>122.49</td> <td>10,377.2</td> </tr> <tr> <td colspan="2">% Affordable Housing</td> <td>35.00%</td> <td></td> </tr> </tbody> </table>					Dwellings	GIA (sq m)	Total		350.00	33,135.0	Market Housing		227.51	22,757.8	Affordable Housing		122.49	10,377.2	% Affordable Housing		35.00%			
Site Details																																					
Gross Area	17.50 ha																																				
Net Area	9.74 ha																																				
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Total		350.00	33,135.0																																		
Market Housing		227.51	22,757.8																																		
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% Affordable Housing		35.00%																																			
Scheme Revenue																																					
			Affordable Housing																																		
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership																														
Total No of Dwellings	350.00	227.51	85.76	-	-	30.60	6.13																														
Total GIA (sq m)	33,135.0	22,757.8	7,214.3	-	-	2,631.6	531.3																														
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.7%	1.8%																														
Total Revenue	94,338,142	78,985,950	7,649,842	-	-	6,364,800	1,337,550																														
Average Revenue per unit	269,538	347,176	89,201	-	-	208,000	218,197																														
Average Revenue per sq m GIA	2,847	3,471	1,060	-	-	2,419	2,518																														
Total Capital Contributions	-																																				
Total Commercial Elements	-																																				
Total Scheme Revenue	94,338,142																																				
Scheme Development Costs																																					
			Affordable Housing					Per dwelling		per sq m																											
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership																														
Build Cost (inc external works)	41,721,405	28,594,818	9,306,460	-	-	3,178,446	641,680	119,204	1,259																												
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-																												
Professional Fees	2,503,284	1,715,689	558,388	-	-	190,707	38,501	7,152	76																												
Marketing Costs (market housing)	2,369,579	2,369,579	-	-	-	-	-	10,415	104																												
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-																												
Land & Development Costs	11,156,986	7,252,360	2,733,780	-	-	975,439	195,407	31,877	337																												
Planning Obligations Costs	-							-	-																												
Commercial Elements Costs	-							-	-																												
Community Infrastructure Levy	-																																				
Total Development Costs	57,751,253							165,004	1,743																												
Total Operating Profit	36,586,888							104,534	1,104																												
Finance Costs and Residual Value								<table border="1"> <tr> <td>6.0% build costs</td> </tr> <tr> <td>3.0% market revenue</td> </tr> <tr> <td>0.0% affordable revenue</td> </tr> <tr> <td>0.0% CIL as %Revenue</td> </tr> <tr> <td>£0.00 per market sq m</td> </tr> <tr> <td>0.0% CIL as %Dev Costs</td> </tr> </table>		6.0% build costs	3.0% market revenue	0.0% affordable revenue	0.0% CIL as %Revenue	£0.00 per market sq m	0.0% CIL as %Dev Costs																						
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£0.00 per market sq m																																					
0.0% CIL as %Dev Costs																																					
Period	6 years																																				
Debit Interest Rate	6.0%																																				
Credit Interest Rate	0.0%																																				
Annual Discount Rate	0.0%																																				
Revenue and Capital Contributions	94,338,142																																				
Total Development Cost	57,751,253																																				
Finance Cost	584,671																																				
Annual Discount Rate Cost	-																																				
Total Dev Cost, Finance Cost & ADR Cost	58,335,924																																				
Gross Residual Value	36,002,218																																				

Res9 35%AH BLV2 Greenfield (1,000 dwellings)

Summary Results										
Site Details	1000 dwellings Dorset West & Central			Site Address				Site Reference	Res9a	
Scheme Description	35% AH			Notes				Application No	1b	
								Date Saved	01/11/2021	
Site Details						Dwellings		GIA (sq m)		
Gross Area	57.00 ha			Total		1,000.00		94,718.1		
Net Area	28.57 ha			Market Housing		650.00		65,066.6		
Net to Gross Ratio	50.1%			Affordable Housing		350.00		29,651.5		
Density	35.00 dwgs per net ha			% Affordable Housing		35.00%				
Scheme Revenue										
		Affordable Housing								
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Total No of Dwellings	1,000.00	650.00	245.00	-	-	87.50	17.50			
Total GIA (sq m)	94,718.1	65,066.6	20,610.1	-	-	7,525.0	1,516.4			
Tenure Split (by % dwellings)		65.0%	24.5%	0.0%	0.0%	8.8%	1.8%			
Total Revenue	269,731,473	225,860,000	21,853,848	-	-	18,200,000	3,817,625			
Average Revenue per unit	269,731	347,477	89,199	-	-	208,000	218,150			
Average Revenue per sq m GIA	2,848	3,471	1,060	-	-	2,419	2,518			
Total Capital Contributions	-									
Total Commercial Elements	-									
Total Scheme Revenue	269,731,473									
Scheme Development Costs										
		Affordable Housing								
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	Per dwelling	per sq m	
Build Cost (inc external works)	119,325,147	81,817,869	26,587,105	-	-	9,088,695	1,831,478	119,325	1,260	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	7,159,509	4,909,072	1,595,226	-	-	545,322	109,889	7,160	76	
Marketing Costs (market housing)	6,775,800	6,775,800	-	-	-	-	-	10,424	104	
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	
Land & Development Costs	50,254,838	32,665,645	12,312,435	-	-	4,397,298	879,460	50,255	531	
Planning Obligations Costs	-	-	-	-	-	-	-	-	-	
Commercial Elements Costs	-	-	-	-	-	-	-	-	-	
Community Infrastructure Levy	-	-	-	-	-	-	-	-	-	
Total Development Costs	183,515,293							183,515	1,937	
Total Operating Profit	86,216,179							86,216	910	
Finance Costs and Residual Value										
Period	8 years									
Debit Interest Rate	6.0%									
Credit Interest Rate	0.0%									
Annual Discount Rate	0.0%									
Revenue and Capital Contributions	269,731,473									
Total Development Cost	183,515,293									
Finance Cost	2,444,971									
Annual Discount Rate Cost	-									
Total Dev Cost, Finance Cost & ADR Cost	185,960,265									
Gross Residual Value	83,771,208									

6.0% build costs
3.0% market revenue
0.0% affordable revenue

0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs

Appendix M – House price data

Value area by ward

Value area 1 – Dorset North & South

Chickerell Ward
Crossways Ward
Gillingham Ward
Littlemoor & Preston Ward
Melcombe Regis Ward
Portland Ward
Radipole Ward
Rodwell & Wyke Ward
Shaftesbury Town Ward
Stalbridge & Marnhull Ward
Sturminster Newton Ward
Upwey & Broadway Ward
Westham Ward

Value area 2 – Dorset Central & West

Beaminster Ward
Blackmore Vale Ward
Blandford Ward
Bridport Ward
Chalk Valleys Ward
Charminster St. Mary's Ward
Chesil Bank Ward
Lyme & Charmouth Ward
Puddletown & Lower Winterborne Ward
Sherborne East Ward
Sherborne West Ward
Winterborne North Ward

Value area 3 – Dorset East & Dorchester

Colehill & Wimborne Minster East Ward
Cranborne & Alderholt Ward
Ferndown North Ward
Ferndown South Ward
Hill Forts & Upper Tarrant's Ward
Lytchett Matravers & Upton Ward
South East Purbeck Ward
St. Leonards & St. Ives Ward
Swanage Ward
Verwood Ward
Wareham Ward
West Parley Ward
Wimborne Minster Ward

House price data

PricePaid	HPI Adjusted Value	Postcode	Address	Ward
£750,000	£827,936	BH22 8FB	1 DORMY CRESCENT	Ferndown South Ward
£325,000	£358,772	DT3 4FQ	4 ELLIOTT WAY	Chickerell Ward
£315,000	£347,733	DT3 4FN	6 OLDRIDGE ROAD	Chickerell Ward
£800,000	£883,131	BH22 8FB	22 DORMY CRESCENT	Ferndown South Ward
£350,000	£386,370	BH22 8FA	17 COPPINS CLOSE	Ferndown South Ward
£642,500	£707,353	BH19 3LE	SEAFORTH KINGSTON LANE	South East Purbeck Ward
£340,000	£374,319	BH20 4FL	45 WESTERMAN WAY	Wareham Ward
£833,000	£917,082	BH22 8FB	20 DORMY CRESCENT	Ferndown South Ward
£250,000	£275,235	DT8 3HN	THE BARN HOUSE	Beaminster Ward
£865,000	£952,312	BH22 8FB	19 DORMY CRESCENT	Ferndown South Ward
£350,000	£385,329	BH21 2FF	8 RUSHTON WAY	Wimborne Minster Ward
£315,000	£346,796	DT9 4FD	8 CARPENTERS	Sherborne West Ward
£360,000	£396,338	DT6 3FU	5 NORTH GROVE ROAD	Bridport Ward
£650,000	£715,610	DT1 3AY	2 WADEBRIDGE LANE	Dorchester Poundbury Ward
£317,500	£349,548	DT6 4SE	65A GUNDRY ROAD	Bridport Ward
£315,000	£346,796	BH21 2FG	85 HOWARTH ROAD	Wimborne Minster Ward
£310,000	£341,291	DT9 4FD	25 CARPENTERS	Sherborne West Ward
£350,000	£385,329	BH20 4FL	36 WESTERMAN WAY	Wareham Ward
£565,000	£618,695	BH19 3EB	FLOWER ME, HAYCRAFTS LANE	South East Purbeck Ward
£750,000	£821,277	DT1 3AY	6 WADEBRIDGE LANE	Dorchester Poundbury Ward
£885,000	£969,106	BH22 8FB	16 DORMY CRESCENT	Ferndown South Ward
£279,000	£305,515	DT3 4FX	BUDMOUTH EVERDENE DRIVE	Chickerell Ward
£412,500	£451,702	DT2 8SS	1A BUTT CLOSE	Puddletown & Lower Winterborne Ward
£465,000	£509,192	BH20 4FF	18 HUTCHINS LANE	Wareham Ward
£394,999	£432,538	DT6 3FU	6 NORTH GROVE ROAD	Bridport Ward
£282,500	£309,348	DT5 2AD	20 PARK ROAD	Portland Ward
£450,000	£492,766	BH20 4FF	16 HUTCHINS LANE	Wareham Ward
£845,000	£919,018	BH22 8FB	18 DORMY CRESCENT	Ferndown South Ward
£459,995	£500,288	DT11 7FU	1 MAPLE TREE CLOSE	Blandford Ward
£320,000	£348,030	DT3 4FS	21 GREYS ROAD	Chickerell Ward
£445,000	£483,980	DT6 3FU	15 NORTH GROVE ROAD	Bridport Ward
£340,000	£369,782	DT3 4FQ	2 ELLIOTT WAY	Chickerell Ward
£549,995	£598,172	DT11 7FU	4 MAPLE TREE CLOSE	Blandford Ward
£399,950	£434,984	BH20 4FJ	13 BAGGS LANE	Wareham Ward
£599,995	£651,714	DT11 7FU	3 MAPLE TREE CLOSE	Blandford Ward
£410,000	£445,342	DT6 3FU	1 NORTH GROVE ROAD	Bridport Ward
£470,000	£510,514	BH20 4FH	3 PRIDE PLACE	Wareham Ward
£472,000	£512,686	BH20 4FF	20 HUTCHINS LANE	Wareham Ward
£236,995	£257,424	SP7 8FR	41 MAPLE ROAD	Shaftesbury Town Ward
£232,995	£253,079	SP7 8FR	39 MAPLE ROAD	Shaftesbury Town Ward
£425,000	£461,635	DT1 3DP	4 HAMSLADE GREEN	Dorchester Poundbury Ward
£300,000	£325,860	DT11 0FF	33 OLD DAIRY	Blackmore Vale Ward
£232,995	£253,079	SP7 8GT	41 ANSTEE ROAD	Shaftesbury Town Ward
£232,995	£253,079	SP7 8GT	43 ANSTEE ROAD	Shaftesbury Town Ward
£449,995	£488,784	DT11 7FU	7 MAPLE TREE CLOSE	Blandford Ward
£472,000	£512,686	BH20 4FF	22 HUTCHINS LANE	Wareham Ward
£227,995	£250,032	SP7 8GT	39 ANSTEE ROAD	Shaftesbury Town Ward
£399,950	£438,608	DT3 4FS	28 GREYS ROAD	Chickerell Ward
£539,995	£592,190	DT11 7FU	5 MAPLE TREE CLOSE	Blandford Ward
£355,000	£389,313	DT9 4FE	10 TWELVE ACRES	Sherborne West Ward
£595,000	£652,511	DT1 3AT	13 WADEBRIDGE STREET	Dorchester Poundbury Ward
£300,000	£328,997	DT11 0FF	32 OLD DAIRY	Blackmore Vale Ward
£304,000	£333,384	DT4 7QU	27 FERNHILL AVENUE	Radipole Ward
£349,950	£383,775	BH20 4FJ	34 BAGGS LANE	Wareham Ward

£349,950	£383,775	BH20 4FJ	32	BAGGS LANE	Wareham Ward
£465,000	£509,946	BH20 4FJ	30	BAGGS LANE	Wareham Ward
£499,995	£548,323	DT11 7FU	13	MAPLE TREE CLOSE	Blandford Ward
£236,995	£259,902	SP7 8GT	53	ANSTEE ROAD	Shaftesbury Town Ward
£224,995	£246,743	SP7 8GT	18	ANSTEE ROAD	Shaftesbury Town Ward
£261,995	£287,319	SP7 8GT	38	ANSTEE ROAD	Shaftesbury Town Ward
£877,500	£957,089	BH22 8FB	13	DORMY CRESCENT	Ferndown South Ward
£680,000	£741,676	DT1 3AY	9	WADEBRIDGE LANE	Dorchester Poundbury Ward
£415,000	£452,640	DT11 9NX	PIPPINS	CHURCH LANE	Winterborne North Ward
£369,995	£403,553	DT11 7FY	7	SHARP CLOSE	Blandford Ward
£365,000	£398,105	DT3 4FS	30	GREYS ROAD	Chickerell Ward
£232,995	£254,128	SP7 8FQ	1	HOELLER CLOSE	Shaftesbury Town Ward
£259,995	£283,576	SP7 8GT	40	ANSTEE ROAD	Shaftesbury Town Ward
£355,000	£387,198	DT1 1WR	6	DRAGONS COURT	Dorchester East Ward
£337,500	£364,320	DT3 4FS	35	GREYS ROAD	Chickerell Ward
£278,000	£300,092	DT3 4FS	37	GREYS ROAD	Chickerell Ward
£499,995	£539,728	DT11 7FU	15	MAPLE TREE CLOSE	Blandford Ward
£232,995	£251,511	SP7 8FQ	2	HOELLER CLOSE	Shaftesbury Town Ward
£353,000	£381,052	DT9 4ER	17	AMORS DROVE	Sherborne West Ward
£350,000	£377,814	BH20 4FJ	28	BAGGS LANE	Wareham Ward
£349,950	£377,760	BH20 4FJ	26	BAGGS LANE	Wareham Ward
£210,000	£226,688	SP8 5HX	BIRCHLEA	SHEPHERDS HILL	Gillingham Ward
£440,000	£474,966	DT11 7FY	12	SHARP CLOSE	Blandford Ward
£349,995	£377,808	DT11 7FY	17	SHARP CLOSE	Blandford Ward
£283,000	£300,209	DT3 4FU	54	LILLY LANE	Chickerell Ward
£820,000	£869,864	BH22 8FB	14	DORMY CRESCENT	Ferndown South Ward
£549,995	£583,440	DT11 7FU	9	MAPLE TREE CLOSE	Blandford Ward
£327,000	£346,885	DT3 4FN	5	OLDRIDGE ROAD	Chickerell Ward
£234,995	£249,285	SP7 8GT	36	ANSTEE ROAD	Shaftesbury Town Ward
£549,995	£583,440	DT11 7FU	11	MAPLE TREE CLOSE	Blandford Ward
£222,995	£236,555	SP7 8FQ	6	HOELLER CLOSE	Shaftesbury Town Ward
£234,995	£249,285	SP7 8FQ	3	HOELLER CLOSE	Shaftesbury Town Ward
£237,995	£252,467	SP7 8FQ	5	HOELLER CLOSE	Shaftesbury Town Ward
£472,500	£501,233	DT1 3DQ	1	MARSDEN MEWS	Dorchester Poundbury Ward
£430,000	£456,148	BH20 4FF	26	HUTCHINS LANE	Wareham Ward
£689,995	£731,953	DT11 7FU	2	MAPLE TREE CLOSE	Blandford Ward
£219,995	£233,373	SP7 8FQ	7	HOELLER CLOSE	Shaftesbury Town Ward
£237,995	£252,467	SP7 8FQ	10	HOELLER CLOSE	Shaftesbury Town Ward
£385,000	£408,412	DT3 4FU	50	LILLY LANE	Chickerell Ward
£310,000	£327,327	DT6 3AH	KISEM	NORTH MILLS	Bridport Ward
£350,000	£369,562	BH20 4FJ	11	BAGGS LANE	Wareham Ward
£315,000	£332,606	DT3 6FH	18	GENTIAN WAY	Littlemoor & Preston Ward
£435,000	£459,313	DT6 3FU	4	NORTH GROVE ROAD	Bridport Ward
£300,000	£316,768	DT9 4FA	7	STAFFORD ROAD	Sherborne West Ward
£244,995	£258,688	SP7 8FR	59	MAPLE ROAD	Shaftesbury Town Ward
£355,000	£374,842	DT3 6FH	26	GENTIAN WAY	Littlemoor & Preston Ward
£370,000	£389,950	DT3 4FU	59	LILLY LANE	Chickerell Ward
£336,000	£354,117	SP6 3DF	5	RINGWOOD ROAD	Cranborne & Alderholt Ward
£495,000	£521,690	BH20 4FF	14	HUTCHINS LANE	Wareham Ward
£249,995	£263,475	SP7 8FR	61	MAPLE ROAD	Shaftesbury Town Ward
£1,100,000	£1,159,311	BH22 8DA	122	GOLF LINKS ROAD	Ferndown South Ward
£460,000	£484,803	BH20 4FF	1	HUTCHINS LANE	Wareham Ward
£238,995	£251,881	SP7 8FQ	4	HOELLER CLOSE	Shaftesbury Town Ward
£850,000	£895,831	BH22 8FB	3	DORMY CRESCENT	Ferndown South Ward
£425,000	£447,916	DT11 7FY	3	SHARP CLOSE	Blandford Ward
£525,000	£553,308	BH20 4FF	12	HUTCHINS LANE	Wareham Ward

£340,000	£360,095	DT1 1WR	4	DRAGONS COURT	Dorchester East Ward
£239,995	£254,179	SP7 8FQ	9	HOELLER CLOSE	Shaftesbury Town Ward
£320,000	£338,913	DT3 4FQ	6	ELLIOTT WAY	Chickerell Ward
£235,000	£248,889	DT4 0TT	17	EAST FIELD ROAD	Westham Ward
£220,000	£233,003	DT4 0TT	12	EAST FIELD ROAD	Westham Ward
£490,000	£518,960	BH20 4FL	1	WESTERMAN WAY	Wareham Ward
£360,000	£381,277	BH20 4FJ	8	BAGGS LANE	Wareham Ward
£560,000	£593,097	DT1 3DP	1	HAMSLADE GREEN	Dorchester Poundbury Ward
£262,495	£278,009	SP7 8GT	2	ANSTEE ROAD	Shaftesbury Town Ward
£345,000	£365,390	BH21 2FE	14	GRIFFIN CLOSE	Wimborne Minster Ward
£522,500	£549,012	DT1 3DF	25	LISCOMBE STREET	Dorchester Poundbury Ward
£318,000	£334,136	DT3 4FU	44	LILLY LANE	Chickerell Ward
£295,000	£309,969	DT3 4FU	57	LILLY LANE	Chickerell Ward
£227,500	£239,044	DT4 0TT	13	EAST FIELD ROAD	Westham Ward
£629,093	£661,014	DT1 3DH	20	MARSDEN STREET	Dorchester Poundbury Ward
£379,995	£399,276	DT11 7FY	5	SHARP CLOSE	Blandford Ward
£480,000	£504,356	BH20 4FJ	5	BAGGS LANE	Wareham Ward
£560,000	£588,415	BH20 4PH	55	WORGRET ROAD	Wareham Ward
£490,000	£514,863	BH20 4PH	57	WORGRET ROAD	Wareham Ward
£232,500	£244,297	DT4 0TT	15	EAST FIELD ROAD	Westham Ward
£330,000	£346,744	SP6 3DF	9	RINGWOOD ROAD	Cranborne & Alderholt Ward
£368,000	£385,680	SP6 3DF	11	RINGWOOD ROAD	Cranborne & Alderholt Ward
£625,000	£653,236	DT1 3DE	5	REEVE LANE	Dorchester Poundbury Ward
£390,000	£407,619	DT3 4FU	23	LILLY LANE	Chickerell Ward
£320,000	£334,457	DT9 4FD	14	CARPENTERS	Sherborne West Ward
£600,000	£627,107	DT1 3BD	7	INGLESCOMBE STREET	Dorchester Poundbury Ward
£303,000	£316,689	DT11 7FY	11	SHARP CLOSE	Blandford Ward
£425,000	£444,201	BH20 4FJ	7	BAGGS LANE	Wareham Ward
£355,000	£371,038	DT1 3DL	1	VICKERY STREET	Dorchester Poundbury Ward
£750,000	£783,883	DT1 3DB	16	REEVE STREET	Dorchester Poundbury Ward
£330,000	£344,909	DT3 4FU	61	LILLY LANE	Chickerell Ward
£300,000	£313,553	DT1 3EU	6	VICKERY COURT	Dorchester Poundbury Ward
£325,000	£338,280	BH20 4FJ	4	BAGGS LANE	Wareham Ward
£330,000	£343,484	DT3 4FU	52	LILLY LANE	Chickerell Ward
£435,000	£452,775	BH20 4PH	51	WORGRET ROAD	Wareham Ward
£327,500	£340,882	DT3 4FS	13	GREYS ROAD	Chickerell Ward
£840,000	£874,323	BH22 8FB	23	DORMY CRESCENT	Ferndown South Ward
£585,000	£608,904	DT1 3DB	4	REEVE STREET	Dorchester Poundbury Ward
£515,000	£536,043	DT11 7FY	1	SHARP CLOSE	Blandford Ward
£365,000	£379,914	BH20 4FL	5	WESTERMAN WAY	Wareham Ward
£235,000	£244,602	SP7 8FQ	8	HOELLER CLOSE	Shaftesbury Town Ward
£370,000	£385,119	DT11 9PB	18	CHARLTON MEAD	Winterborne North Ward
£485,000	£504,818	BH20 4FL	3	WESTERMAN WAY	Wareham Ward
£500,000	£520,431	BH20 4PH	53	WORGRET ROAD	Wareham Ward
£565,000	£586,438	BH20 4PH	47	WORGRET ROAD	Wareham Ward
£347,500	£360,685	DT3 4FU	37	LILLY LANE	Chickerell Ward
£750,000	£778,457	DT1 3DW	42	CROWN STREET WEST	Dorchester Poundbury Ward
£425,000	£441,126	BH20 4FJ	2	BAGGS LANE	Wareham Ward
£290,000	£301,003	DT11 7FY	13	SHARP CLOSE	Blandford Ward
£280,000	£290,624	DT1 1WR	5	DRAGONS COURT	Dorchester East Ward
£540,000	£560,489	BH20 4FJ	1	BAGGS LANE	Wareham Ward
£425,000	£441,126	BH20 4FJ	3	BAGGS LANE	Wareham Ward
£480,000	£498,212	DT11 9PB	15	CHARLTON MEAD	Winterborne North Ward
£745,000	£773,267	DT1 3DF	37	LISCOMBE STREET	Dorchester Poundbury Ward
£655,000	£676,238	DT1 3DW	28	CROWN STREET WEST	Dorchester Poundbury Ward

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£425,000	£438,780	BH20 4FJ	6	BAGGS LANE	Wareham Ward
£399,995	£412,964	DT11 7FY	15	SHARP CLOSE	Blandford Ward
£296,000	£305,597	DT4 0TS	31	CURTIS WAY	Westham Ward
£650,001	£671,077	DT1 3DF	49	LISCOMBE STREET	Dorchester Poundbury Ward
£550,000	£567,833	DT3 5FH	6	LORTON PARK	Upwey & Broadway Ward
£635,000	£650,599	DT1 3ET	2	HAMSLADE STREET	Dorchester Poundbury Ward
£600,000	£614,739	DT1 3DE	3	REEVE LANE	Dorchester Poundbury Ward
£807,000	£826,824	BH22 8FB	17	DORMY CRESCENT	Ferndown South Ward
£445,000	£455,932	DT3 5FH	4	LORTON PARK	Upwey & Broadway Ward
£355,000	£363,721	DT3 4FU	55	LILLY LANE	Chickerell Ward
£449,995	£461,049	BH22 9FW	41	PADDOCKS WAY	Ferndown South Ward
£534,995	£548,137	BH22 9FW	46	PADDOCKS WAY	Ferndown South Ward
£810,000	£829,898	BH22 8FB	11	DORMY CRESCENT	Ferndown South Ward
£374,995	£384,207	BH22 9FX	1	HORSESHOE CRESCENT	Ferndown South Ward
£374,995	£384,207	BH22 9FX	2	HORSESHOE CRESCENT	Ferndown South Ward
£424,995	£435,435	BH22 9FW	37	PADDOCKS WAY	Ferndown South Ward
£530,000	£536,110	DT3 5LE	666	DORCHESTER ROAD	Upwey & Broadway Ward
£450,000	£455,188	DT3 5FH	3	LORTON PARK	Upwey & Broadway Ward
£425,000	£429,900	BH16 5FG	1	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£310,000	£313,574	SP6 3DF	3	RINGWOOD ROAD	Cranborne & Alderholt Ward
£670,000	£677,724	DT3 6PW	107	BOWLEAZE COVEWAY	Littlemoor & Preston Ward
£599,995	£606,912	BH22 9FW	49	PADDOCKS WAY	Ferndown South Ward
£550,000	£556,341	DT1 3DH	21	MARSDEN STREET	Dorchester Poundbury Ward
£420,000	£418,904	BH16 5FG	8	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£440,000	£438,851	BH16 5FG	2	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£410,000	£408,930	BH16 5FE	7	CASTLEMAIN GARDENS	Lytchett Matravers & Upton Ward
£845,000	£842,794	BH22 8FB	15	DORMY CRESCENT	Ferndown South Ward
£430,000	£428,878	BH16 5FG	7	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£425,000	£423,891	BH16 5FG	6	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£397,500	£396,462	DT3 4FU	15	LILLY LANE	Chickerell Ward
£695,000	£693,186	DT3 6PW	105	BOWLEAZE COVEWAY	Littlemoor & Preston Ward
£475,000	£473,760	BH20 4PH	49	WORGRET ROAD	Wareham Ward
£350,000	£349,086	DT3 6FX	1	SUTTON GATE	Littlemoor & Preston Ward
£644,995	£639,381	BH22 9FW	42	PADDOCKS WAY	Ferndown South Ward
£790,000	£783,124	BH22 8FB	6	DORMY CRESCENT	Ferndown South Ward
£524,995	£520,426	BH22 9FW	48	PADDOCKS WAY	Ferndown South Ward
£395,000	£391,562	DT3 4FU	35	LILLY LANE	Chickerell Ward
£382,500	£379,171	BH22 9JD	140A	VICTORIA ROAD	Ferndown North Ward
£335,000	£332,084	DT1 3ED	14	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£399,950	£396,469	DT1 3EE	1	SHUFFLING FURLONG	Dorchester Poundbury Ward
£485,000	£480,779	DT1 3ED	13	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£599,995	£594,773	BH22 9FW	43	PADDOCKS WAY	Ferndown South Ward
£755,000	£748,429	BH22 8FB	9	DORMY CRESCENT	Ferndown South Ward
£445,995	£442,113	BH22 9FX	3	HORSESHOE CRESCENT	Ferndown South Ward
£539,995	£535,295	BH22 9FX	5	HORSESHOE CRESCENT	Ferndown South Ward
£605,000	£599,734	BH22 9FW	44	PADDOCKS WAY	Ferndown South Ward
£310,000	£307,302	SP6 3DF	7	RINGWOOD ROAD	Cranborne & Alderholt Ward
£470,000	£464,200	BH16 6FR	7	CHEQUERS PLACE	Lytchett Matravers & Upton Ward
£810,000	£800,004	BH22 8FB	5	DORMY CRESCENT	Ferndown South Ward
£510,000	£503,706	DT11 9PB	20	CHARLTON MEAD	Winterborne North Ward
£440,000	£434,570	BH16 5FF	2	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£380,000	£375,311	BH16 5FF	28	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£530,000	£523,460	DT3 5FH	5	LORTON PARK	Upwey & Broadway Ward
£522,995	£516,541	BH22 9FW	47	PADDOCKS WAY	Ferndown South Ward
£440,000	£434,570	BH16 5FF	1	OSPREY CLOSE	Lytchett Matravers & Upton Ward

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£600,000	£592,596	BH22 9FX	11	HORSESHOE CRESCENT	Ferndown South Ward
£442,995	£437,528	BH22 9FX	4	HORSESHOE CRESCENT	Ferndown South Ward
£530,000	£523,460	BH22 9FX	7	HORSESHOE CRESCENT	Ferndown South Ward
£599,995	£592,591	BH22 9FX	9	HORSESHOE CRESCENT	Ferndown South Ward
£349,995	£348,143	BH22 9FX	8	HORSESHOE CRESCENT	Ferndown South Ward
£430,000	£427,725	BH24 2FA	2	VICTORY WAY	St. Leonards & St. Ives Ward
£280,000	£278,519	BH16 5FF	22	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£455,000	£452,593	BH24 2FD	8	JUNO ROAD	St. Leonards & St. Ives Ward
£570,000	£566,984	DT3 6FX	7	SUTTON GATE	Littlemoor & Preston Ward
£462,500	£460,053	BH16 5FF	3	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£281,500	£280,011	BH24 2FN	3	MULBERRY COURT	St. Leonards & St. Ives Ward
£439,995	£437,667	BH22 9FX	6	HORSESHOE CRESCENT	Ferndown South Ward
£775,000	£770,900	BH22 8FB	4	DORMY CRESCENT	Ferndown South Ward
£399,995	£397,879	BH24 2FN	7	MULBERRY COURT	St. Leonards & St. Ives Ward
£313,995	£312,334	DT9 4FE	7	TWELVE ACRES	Sherborne West Ward
£304,995	£303,381	DT9 4FE	13	TWELVE ACRES	Sherborne West Ward
£304,995	£303,381	DT9 4FE	15	TWELVE ACRES	Sherborne West Ward
£304,995	£303,381	DT9 4FE	21	TWELVE ACRES	Sherborne West Ward
£362,000	£360,085	DT11 9PB	43	CHARLTON MEAD	Winterborne North Ward
£232,995	£231,762	DT9 4FE	19	TWELVE ACRES	Sherborne West Ward
£299,995	£298,408	SP7 8GX	1	SNOWDROP WYNDE	Shaftesbury Town Ward
£450,000	£449,582	BH24 2FD	7	JUNO ROAD	St. Leonards & St. Ives Ward
£480,000	£479,555	BH16 5FG	4	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£810,000	£809,248	BH22 8FB	8	DORMY CRESCENT	Ferndown South Ward
£775,000	£774,281	BH22 8FB	10	DORMY CRESCENT	Ferndown South Ward
£304,995	£304,712	DT9 4FE	23	TWELVE ACRES	Sherborne West Ward
£675,000	£674,374	DT1 3EB	4	EAST DOWN LANE	Dorchester Poundbury Ward
£495,000	£494,541	DT3 5FF	5	LORTON ORCHARD	Upwey & Broadwey Ward
£355,000	£354,671	DT11 9PB	30	CHARLTON MEAD	Winterborne North Ward
£825,000	£824,235	BH22 8FB	7	DORMY CRESCENT	Ferndown South Ward
£350,000	£348,646	BH24 2FB	3	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£345,000	£343,665	BH24 2FB	7	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£485,000	£483,124	DT3 5FF	3	LORTON ORCHARD	Upwey & Broadwey Ward
£345,000	£343,665	BH24 2FB	5	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£475,000	£473,162	BH16 6FR	3	CHEQUERS PLACE	Lytchett Matravers & Upton Ward
£450,000	£448,259	BH16 5FG	3	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£449,995	£448,254	BH22 9FX	12	HORSESHOE CRESCENT	Ferndown South Ward
£270,000	£268,956	DT4 0TW	6	WEST FIELD ROAD	Westham Ward
£268,000	£266,963	DT4 0TW	4	WEST FIELD ROAD	Westham Ward
£300,000	£298,839	BH19 2SE		THE COACH JUBILEE ROAD	Swanage Ward
£387,500	£386,001	DT3 4FU	65	LILLY LANE	Chickereil Ward
£430,000	£428,337	BH24 2FD	6	JUNO ROAD	St. Leonards & St. Ives Ward
£895,000	£891,538	DT1 3EA	1	DUKES PARADE	Dorchester Poundbury Ward
£400,000	£398,252	BH24 2FA	12	VICTORY WAY	St. Leonards & St. Ives Ward
£410,000	£408,208	BH24 2FB	1	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£570,000	£567,509	BH16 6FR	8	CHEQUERS PLACE	Lytchett Matravers & Upton Ward
£799,999	£796,502	DT1 3EA	3	DUKES PARADE	Dorchester Poundbury Ward
£830,000	£826,372	BH22 8FB	12	DORMY CRESCENT	Ferndown South Ward
£444,995	£443,050	BH22 9FX	36	HORSESHOE CRESCENT	Ferndown South Ward
£321,995	£320,588	BH24 2FA	32	VICTORY WAY	St. Leonards & St. Ives Ward
£492,000	£489,850	DT3 5FH	7	LORTON PARK	Upwey & Broadwey Ward
£625,000	£622,268	DT11 9FE	10	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£435,000	£433,099	BH24 2FD	5	JUNO ROAD	St. Leonards & St. Ives Ward
£324,995	£323,574	BH24 2FA	28	VICTORY WAY	St. Leonards & St. Ives Ward
£324,995	£323,574	BH24 2FA	30	VICTORY WAY	St. Leonards & St. Ives Ward

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£311,995	£310,631	DT9 4FE	20	TWELVE ACRES	Sherborne West Ward
£239,995	£238,946	SP7 8GX	30	SNOWDROP WYNDE	Shaftesbury Town Ward
£237,995	£236,955	SP7 8GX	31	SNOWDROP WYNDE	Shaftesbury Town Ward
£395,000	£393,406	DT3 4FS	1	GREYS ROAD	Chickerell Ward
£575,995	£573,670	DT11 9FE	9	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£599,995	£597,573	BH22 9FX	13	HORSESHOE CRESCENT	Ferndown South Ward
£550,000	£547,780	BH16 5FF	6	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£690,000	£687,215	DT4 9QP	102A	WYKE ROAD	Rodwell & Wyke Ward
£254,995	£253,966	SP7 8GX	29	SNOWDROP WYNDE	Shaftesbury Town Ward
£475,000	£473,083	BH16 6FR	4	CHEQUERS PLACE	Lytchett Matravers & Upton Ward
£477,500	£475,573	BH16 5FF	7	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£535,000	£532,841	BH16 5FF	8	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£340,000	£338,628	DT3 4FN	16	OLDRIDGE ROAD	Chickerell Ward
£250,000	£248,991	DT4 7FF	4	PRINCESS GARDENS	Radipole Ward
£749,995	£746,968	BH22 9FW	45	PADDOCKS WAY	Ferndown South Ward
£359,995	£358,542	DT9 4FQ	13	KEARVELL PLACE	Sherborne West Ward
£340,995	£339,619	DT9 4FQ	3	KEARVELL PLACE	Sherborne West Ward
£355,000	£353,567	DT3 4FN	24	OLDRIDGE ROAD	Chickerell Ward
£349,995	£348,582	DT9 4FQ	15	KEARVELL PLACE	Sherborne West Ward
£285,000	£286,232	DT4 7FF	3	PRINCESS GARDENS	Radipole Ward
£685,000	£687,962	BH16 6FR	6	CHEQUERS PLACE	Lytchett Matravers & Upton Ward
£649,995	£652,806	BH22 9FY	6	VERDURE GARDENS	Ferndown South Ward
£259,995	£261,119	SP7 8GX	22	SNOWDROP WYNDE	Shaftesbury Town Ward
£629,995	£632,719	BH22 9FY	8	VERDURE GARDENS	Ferndown South Ward
£475,000	£477,054	DT3 4NS	33	MALTHOUSE MEADOW	Chesil Bank Ward
£405,000	£406,751	DT3 4NS	36	MALTHOUSE MEADOW	Chesil Bank Ward
£365,000	£366,578	DT3 4FN	44	OLDRIDGE ROAD	Chickerell Ward
£200,000	£200,865	DT2 8GA	WAKELING IS	WARMWELL ROAD	Crossways Ward
£319,995	£321,843	DT9 4FE	64	TWELVE ACRES	Sherborne West Ward
£495,000	£497,858	DT3 4NS	41	MALTHOUSE MEADOW	Chesil Bank Ward
£1,050,000	£1,056,063	DT11 8JS	VIRAGE		Hill Forts & Upper Tarrants Ward
£241,995	£243,392	SP7 8GX	17	SNOWDROP WYNDE	Shaftesbury Town Ward
£393,000	£395,269	DT3 5FH	12	LORTON PARK	Upwey & Broadwey Ward
£330,000	£331,905	BH16 5EQ	640	BLANDFORD ROAD	Lytchett Matravers & Upton Ward
£405,000	£407,338	BH16 5FE	8	CASTLEMALN GARDENS	Lytchett Matravers & Upton Ward
£609,995	£613,517	BH22 9FX	27	HORSESHOE CRESCENT	Ferndown South Ward
£312,995	£314,802	DT9 4FQ	16	KEARVELL PLACE	Sherborne West Ward
£440,000	£442,541	BH24 2FD	4	JUNO ROAD	St. Leonards & St. Ives Ward
£475,000	£477,743	DT9 6EU	7	PITMANS WAY	Sherborne West Ward
£335,000	£336,934	DT1 3DT	1	DUGDALE MEWS	Dorchester Poundbury Ward
£805,000	£809,648	DT9 6EQ	4	MILDENHALL ROAD	Sherborne West Ward
£322,995	£324,860	DT9 4FE	75	TWELVE ACRES	Sherborne West Ward
£309,995	£311,785	DT9 4FA	9	STAFFORD ROAD	Sherborne West Ward
£500,000	£493,501	DT2 8GA	WAKELING IS	WARMWELL ROAD	Crossways Ward
£682,000	£673,135	DT1 3DS	28	DUGDALE ROAD	Dorchester Poundbury Ward
£410,000	£404,670	BH24 2FA	4	VICTORY WAY	St. Leonards & St. Ives Ward
£360,000	£355,320	DT2 8GA	WAKELING IS	WARMWELL ROAD	Crossways Ward
£589,995	£582,326	BH22 9FY	7	VERDURE GARDENS	Ferndown South Ward
£449,995	£444,146	BH22 9FW	30	PADDOCKS WAY	Ferndown South Ward
£322,995	£318,796	DT9 4FQ	27	KEARVELL PLACE	Sherborne West Ward
£485,000	£478,696	DT3 5FF	4	LORTON ORCHARD	Upwey & Broadwey Ward
£485,000	£478,696	DT3 5FF	6	LORTON ORCHARD	Upwey & Broadwey Ward
£577,995	£570,482	DT9 6EQ	24	MILDENHALL ROAD	Sherborne West Ward
£449,995	£444,146	BH22 9FW	23	PADDOCKS WAY	Ferndown South Ward
£589,995	£582,326	BH22 9FX	29	HORSESHOE CRESCENT	Ferndown South Ward

£654,995	£646,481	BH22 9FY	4	VERDURE GARDENS	Ferndown South Ward
£690,000	£674,734	DT1 3DE	1	REEVE LANE	Dorchester Poundbury Ward
£410,000	£400,929	DT3 4NS	40	MALTHOUSE MEADOW	Chesil Bank Ward
£339,995	£332,473	BH24 2FA	38	VICTORY WAY	St. Leonards & St. Ives Ward
£333,500	£326,121	DT3 4FN	18	OLDRIDGE ROAD	Chickerell Ward
£330,000	£322,699	DT3 6FF	27	GENTIAN WAY	Littlemoor & Preston Ward
£314,995	£308,026	DT9 4FQ	26	KEARVELL PLACE	Sherborne West Ward
£295,000	£286,299	DT3 6FF	21	GENTIAN WAY	Littlemoor & Preston Ward
£280,000	£271,741	DT3 6FH	36	GENTIAN WAY	Littlemoor & Preston Ward
£690,000	£669,648	DT1 3DS	23	DUGDALE ROAD	Dorchester Poundbury Ward
£440,000	£427,022	BH16 6HH	SUNSET HOL	ELDON'S DROVE	Lytchett Matravers & Upton Ward
£510,000	£494,957	BH21 4FA	11	BLUEBELL CRESCENT	Wimborne Minster Ward
£439,995	£427,017	BH22 9FX	46	HORSESHOE CRESCENT	Ferndown South Ward
£334,995	£329,077	BH24 2FA	36	VICTORY WAY	St. Leonards & St. Ives Ward
£300,000	£294,701	DT1 1XZ	WADHAM CC	COLLITON PARK	Dorchester West Ward
£830,000	£815,338	DT1 3DF	42	LISCOMBE STREET	Dorchester Poundbury Ward
£334,995	£329,077	BH24 2FA	34	VICTORY WAY	St. Leonards & St. Ives Ward
£230,000	£225,937	DT4 0TW	11	WEST FIELD ROAD	Westham Ward
£317,995	£312,378	DT11 9FL	16	ESME AVENUE	Winterborne North Ward
£345,000	£338,906	DT3 4FN	50	OLDRIDGE ROAD	Chickerell Ward
£319,995	£314,342	DT11 9FL	22	ESME AVENUE	Winterborne North Ward
£384,995	£378,194	DT11 9FL	20	ESME AVENUE	Winterborne North Ward
£454,995	£446,958	BH22 9FX	39	HORSESHOE CRESCENT	Ferndown South Ward
£449,995	£442,046	BH22 9FX	37	HORSESHOE CRESCENT	Ferndown South Ward
£390,000	£383,111	DT3 4FN	58	OLDRIDGE ROAD	Chickerell Ward
£399,950	£392,885	DT3 4FN	56	OLDRIDGE ROAD	Chickerell Ward
£322,995	£317,289	DT11 9FL	30	ESME AVENUE	Winterborne North Ward
£310,000	£304,524	DT11 9FL	6	ESME AVENUE	Winterborne North Ward
£563,500	£553,546	BH22 9FY	1	VERDURE GARDENS	Ferndown South Ward
£314,995	£309,431	DT11 9FL	28	ESME AVENUE	Winterborne North Ward
£347,500	£341,362	DT3 4FN	54	OLDRIDGE ROAD	Chickerell Ward
£555,995	£546,174	DT2 9SZ	25	GRANARY HILL	Charminster St. Mary's Ward
£569,995	£559,926	BH22 9FY	2	VERDURE GARDENS	Ferndown South Ward
£664,996	£653,249	BH22 9FX	31	HORSESHOE CRESCENT	Ferndown South Ward
£384,995	£381,964	DT11 9FL	18	ESME AVENUE	Winterborne North Ward
£264,995	£262,909	SP7 8GW	1	THE BLUEBELLS	Shaftesbury Town Ward
£800,000	£793,701	DT1 3EB	9	EAST DOWN LANE	Dorchester Poundbury Ward
£250,000	£248,032	DT4 0TW	17	WEST FIELD ROAD	Westham Ward
£345,000	£342,284	DT3 4FN	52	OLDRIDGE ROAD	Chickerell Ward
£425,000	£421,654	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£450,000	£446,457	DT3 6FX	3	SUTTON GATE	Littlemoor & Preston Ward
£290,000	£287,717	DT4 0TS	34	CURTIS WAY	Westham Ward
£355,000	£352,205	BH24 2FB	11	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£555,495	£551,121	BH22 9FY	3	VERDURE GARDENS	Ferndown South Ward
£548,495	£544,177	DT11 9FE	18	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£255,000	£252,992	DT4 0TW	21	WEST FIELD ROAD	Westham Ward
£475,000	£471,260	BH21 4EZ	1	PRIMROSE CLOSE	Wimborne Minster Ward
£455,000	£451,418	BH21 4EZ	2	PRIMROSE CLOSE	Wimborne Minster Ward
£372,500	£369,567	DT3 4FN	38	OLDRIDGE ROAD	Chickerell Ward
£565,000	£560,552	BH21 4EZ	6	PRIMROSE CLOSE	Wimborne Minster Ward
£319,995	£317,476	DT11 9FL	38	ESME AVENUE	Winterborne North Ward
£314,995	£312,515	DT11 9FL	36	ESME AVENUE	Winterborne North Ward
£344,995	£342,279	DT11 9FL	42	ESME AVENUE	Winterborne North Ward
£340,000	£337,323	DT11 9FL	40	ESME AVENUE	Winterborne North Ward

£300,000	£297,638	DT3 6FF	23	GENTIAN WAY	Littlemoor & Preston Ward
£450,000	£446,457	BH21 4EZ	8	PRIMROSE CLOSE	Wimborne Minster Ward
£345,000	£342,284	DT3 4FN	40	OLDRIDGE ROAD	Chickerell Ward
£429,995	£426,609	DT2 9SZ	8	GRANARY HILL	Charminster St. Mary's Ward
£277,995	£275,806	SP7 8FR	66	MAPLE ROAD	Shaftesbury Town Ward
£550,000	£546,539	BH22 9FY	5	VERDURE GARDENS	Ferndown South Ward
£570,000	£566,414	BH22 9FX	19	HORSESHOE CRESCENT	Ferndown South Ward
£450,000	£447,169	BH24 2FD	11	JUNO ROAD	St. Leonards & St. Ives Ward
£575,000	£571,382	DT9 6EU	1	PITMANS WAY	Sherborne West Ward
£553,000	£549,521	BH22 9FX	25	HORSESHOE CRESCENT	Ferndown South Ward
£420,000	£417,357	BH21 4EZ	4	PRIMROSE CLOSE	Wimborne Minster Ward
£435,000	£432,263	BH21 4EZ	5	PRIMROSE CLOSE	Wimborne Minster Ward
£480,000	£476,980	BH31 7BE	3	ROSSGARTH PLACE	Verwood Ward
£365,000	£362,703	BH24 2FB	15	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£390,000	£387,546	BH21 4EZ	3	PRIMROSE CLOSE	Wimborne Minster Ward
£479,500	£476,483	BH21 4EY	7	DEWBERRY CLOSE	Wimborne Minster Ward
£519,995	£516,723	DT9 6EU	2	PITMANS WAY	Sherborne West Ward
£439,995	£437,227	BH22 9FU	4	STABLES COURT	Ferndown South Ward
£455,000	£452,137	DT2 9SZ	6	GRANARY HILL	Charminster St. Mary's Ward
£365,000	£362,703	DT2 9SZ	14	GRANARY HILL	Charminster St. Mary's Ward
£540,000	£536,602	DT1 3FF	1	EAST DOWN MEWS	Dorchester Poundbury Ward
£322,995	£320,963	DT11 9FL	5	ESME AVENUE	Winterborne North Ward
£455,995	£453,126	DT2 9SZ	19	GRANARY HILL	Charminster St. Mary's Ward
£258,995	£257,365	SP7 8FR	67	MAPLE ROAD	Shaftesbury Town Ward
£312,995	£311,026	DT11 9FN	4	PARISH EDGE	Winterborne North Ward
£309,995	£308,045	DT11 9FL	3	ESME AVENUE	Winterborne North Ward
£311,795	£309,833	DT9 4FE	31	TWELVE ACRES	Sherborne West Ward
£384,995	£382,573	DT11 9FN	3	PARISH EDGE	Winterborne North Ward
£342,995	£340,837	DT11 9FN	1	PARISH EDGE	Winterborne North Ward
£395,000	£392,515	BH31 7BE	2	ROSSGARTH PLACE	Verwood Ward
£387,000	£384,565	BH31 7BA	44	HEATHER GARDENS	Verwood Ward
£284,995	£283,202	SP7 8GT	48	ANSTEE ROAD	Shaftesbury Town Ward
£379,000	£378,361	DT3 4FN	36	OLDRIDGE ROAD	Chickerell Ward
£267,995	£267,543	SP7 8FR	69	MAPLE ROAD	Shaftesbury Town Ward
£450,000	£449,241	BH24 2FD	10	JUNO ROAD	St. Leonards & St. Ives Ward
£517,500	£516,628	BH21 4EY	11	DEWBERRY CLOSE	Wimborne Minster Ward
£455,000	£454,233	DT2 9SZ	21	GRANARY HILL	Charminster St. Mary's Ward
£555,000	£554,064	DT2 9SZ	23	GRANARY HILL	Charminster St. Mary's Ward
£324,995	£321,038	DT11 9FL	1	ESME AVENUE	Winterborne North Ward
£390,995	£386,234	DT2 9SZ	27	GRANARY HILL	Charminster St. Mary's Ward
£264,995	£261,768	SP7 8GT	42	ANSTEE ROAD	Shaftesbury Town Ward
£390,000	£385,251	DT3 4FN	34	OLDRIDGE ROAD	Chickerell Ward
£694,995	£686,533	BH22 9FY	9	VERDURE GARDENS	Ferndown South Ward
£555,000	£548,242	BH22 9FX	17	HORSESHOE CRESCENT	Ferndown South Ward
£395,000	£390,191	BH21 4EY	10	DEWBERRY CLOSE	Wimborne Minster Ward
£442,500	£437,112	BH21 4EY	8	DEWBERRY CLOSE	Wimborne Minster Ward
£249,995	£246,951	SP7 8GT	67	ANSTEE ROAD	Shaftesbury Town Ward
£244,995	£242,012	SP7 8GW	6	THE BLUEBELLS	Shaftesbury Town Ward
£430,000	£427,546	DT3 6FX	4	SUTTON GATE	Littlemoor & Preston Ward
£325,000	£323,145	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£495,000	£492,175	BH31 7BE	1	ROSSGARTH PLACE	Verwood Ward
£455,000	£452,403	BH24 2FE	5	OMAHA ROAD	St. Leonards & St. Ives Ward
£445,000	£442,460	DT3 5FH	16	LORTON PARK	Upwey & Broadway Ward
£275,000	£273,430	DT4 0TU	8	MAY FARM WALK	Westham Ward
£579,995	£576,684	BH22 9FX	38	HORSESHOE CRESCENT	Ferndown South Ward

£395,000	£392,745	BH21 4FA	26	BLUEBELL CRESCENT	Wimborne Minster Ward
£460,000	£457,374	DT9 6EQ	28	MILDENHALL ROAD	Sherborne West Ward
£440,000	£437,488	BH21 4EY	9	DEWBERRY CLOSE	Wimborne Minster Ward
£365,000	£362,917	BH24 2FB	17	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£350,000	£348,002	BH24 2FB	13	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£384,995	£382,797	DT11 9FN	2	PARISH EDGE	Winterborne North Ward
£269,995	£268,454	SP7 8FR	87	MAPLE ROAD	Shaftesbury Town Ward
£445,000	£443,018	BH24 2FE	8	OMAHA ROAD	St. Leonards & St. Ives Ward
£318,700	£317,280	DT9 4FE	32	TWELVE ACRES	Sherborne West Ward
£675,000	£671,993	DT1 3DH	2	MARSDEN STREET	Dorchester Poundbury Ward
£330,000	£328,530	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£335,000	£333,508	DT1 3ER	1A	HAYWARD MEWS	Dorchester Poundbury Ward
£485,000	£482,840	DT3 4NS	37	MALTHOUSE MEADOW	Chesil Bank Ward
£495,000	£500,792	BH16 5FN	1	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£360,000	£364,213	DT3 4FN	42	OLDRIDGE ROAD	Chickerell Ward
£399,995	£404,676	DT2 9UX	17	RYELANDS WAY	Charminster St. Mary's Ward
£314,995	£318,681	DT11 9FL	4	ESME AVENUE	Winterborne North Ward
£445,000	£450,207	DT3 5FH	14	LORTON PARK	Upwey & Broadway Ward
£300,000	£303,510	DT3 6FF	25	GENTIAN WAY	Littlemoor & Preston Ward
£565,000	£571,611	DT7 3QT	38	WOODBERRY DOWN WAY	Lyme & Charmouth Ward
£450,000	£455,266	DT3 5FH	13	LORTON PARK	Upwey & Broadway Ward
£529,995	£536,197	DT2 9SZ	17	GRANARY HILL	Charminster St. Mary's Ward
£830,000	£839,712	DT1 3EA	15	DUKES PARADE	Dorchester Poundbury Ward
£575,000	£581,728	BH21 4EW	8	COWSLIP ROAD	Wimborne Minster Ward
£360,000	£364,213	DT2 9UX	13	RYELANDS WAY	Charminster St. Mary's Ward
£460,000	£465,383	BH31 7BE	8	ROSSGARTH PLACE	Verwood Ward
£520,000	£526,085	BH31 7BE	7	ROSSGARTH PLACE	Verwood Ward
£515,000	£521,026	BH31 7BA	12	HEATHER GARDENS	Verwood Ward
£435,000	£440,090	BH31 7BE	5	ROSSGARTH PLACE	Verwood Ward
£474,495	£480,047	DT2 9UX	12	RYELANDS WAY	Charminster St. Mary's Ward
£450,000	£455,266	DT3 5FH	31	LORTON PARK	Upwey & Broadway Ward
£385,000	£389,505	DT3 4FU	1	LILLY LANE	Chickerell Ward
£475,000	£481,999	BH31 7BA	42	HEATHER GARDENS	Verwood Ward
£389,950	£395,696	DT3 4FN	35	OLDRIDGE ROAD	Chickerell Ward
£480,000	£487,073	BH31 7BE	9	ROSSGARTH PLACE	Verwood Ward
£514,995	£522,583	DT9 6EQ	22	MILDENHALL ROAD	Sherborne West Ward
£359,995	£365,299	DT9 4FE	43	TWELVE ACRES	Sherborne West Ward
£344,500	£349,576	DT2 9UX	3	RYELANDS WAY	Charminster St. Mary's Ward
£525,000	£532,736	BH31 7BE	4	ROSSGARTH PLACE	Verwood Ward
£550,000	£558,104	BH22 9FX	33	HORSESHOE CRESCENT	Ferndown South Ward
£440,000	£446,483	DT3 5FH	32	LORTON PARK	Upwey & Broadway Ward
£395,000	£400,820	SP8 5BW	QUINCE HOL	CHURCH TRACK	Gillingham Ward
£825,000	£837,156	DT1 3ES	1	HAYWARD ROAD	Dorchester Poundbury Ward
£575,000	£583,473	BH21 4EW	14	COWSLIP ROAD	Wimborne Minster Ward
£420,000	£426,189	BH31 7BA	41	HEATHER GARDENS	Verwood Ward
£550,000	£558,104	BH22 9FX	35	HORSESHOE CRESCENT	Ferndown South Ward
£725,995	£736,692	DT9 6EQ	10	MILDENHALL ROAD	Sherborne West Ward
£395,000	£400,820	BH16 5FN	16	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£450,000	£456,631	BH31 7BE	6	ROSSGARTH PLACE	Verwood Ward
£710,000	£720,462	DT9 6EQ	8	MILDENHALL ROAD	Sherborne West Ward
£445,000	£451,557	DT3 5FH	17	LORTON PARK	Upwey & Broadway Ward
£410,000	£416,041	DT3 5NH	33	MILES GARDENS	Upwey & Broadway Ward
£370,000	£375,452	BH31 7BA	25	HEATHER GARDENS	Verwood Ward
£449,995	£456,626	BH22 9FU	5	STABLES COURT	Ferndown South Ward
£550,000	£558,104	BH21 4EW	9	COWSLIP ROAD	Wimborne Minster Ward

£490,000	£497,220	BH31 7BA	43	HEATHER GARDENS	Verwood Ward
£619,995	£629,131	DT9 6EQ	7	MILDENHALL ROAD	Sherborne West Ward
£357,000	£362,260	BH31 7BA	24	HEATHER GARDENS	Verwood Ward
£605,000	£613,915	DT9 6EQ	9	MILDENHALL ROAD	Sherborne West Ward
£475,000	£481,999	BH16 5FN	2	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£659,995	£669,720	DT9 6EQ	12	MILDENHALL ROAD	Sherborne West Ward
£450,000	£456,631	BH21 2FS	2	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£410,000	£416,041	BH31 7BA	17	HEATHER GARDENS	Verwood Ward
£632,000	£641,312	DT9 6EQ	3	MILDENHALL ROAD	Sherborne West Ward
£850,000	£862,525	DT7 3QT	2	WOODBERRY DOWN WAY	Lyme & Charmouth Ward
£390,000	£395,747	BH24 2FB	9	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£306,636	£311,154	DT9 4FE	45	TWELVE ACRES	Sherborne West Ward
£364,995	£370,373	DT9 4FE	33	TWELVE ACRES	Sherborne West Ward
£390,000	£395,747	DT3 4FN	41	OLDRIDGE ROAD	Chickerell Ward
£365,000	£370,632	DT3 6LB		GLENDACOTT LITTLEMOOR ROAD	Littlemoor & Preston Ward
£550,000	£558,487	BH22 9FX	15	HORSESHOE CRESCENT	Ferndown South Ward
£365,000	£370,632	BH24 2FB	21	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£420,000	£426,481	DT3 4NS	42	MALTHOUSE MEADOW	Chesil Bank Ward
£419,995	£426,476	BH22 9FX	44	HORSESHOE CRESCENT	Ferndown South Ward
£545,000	£553,410	BH22 9FX	21	HORSESHOE CRESCENT	Ferndown South Ward
£325,000	£330,015	DT3 5NH	23	MILES GARDENS	Upwey & Broadwey Ward
£490,000	£497,561	BH22 9FX	42	HORSESHOE CRESCENT	Ferndown South Ward
£435,000	£441,712	DT3 5FH	15	LORTON PARK	Upwey & Broadwey Ward
£377,500	£383,325	DT3 5FQ		EDEN PARK, MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£392,995	£399,059	DT2 9UQ	16	HARVEST HILL	Charminster St. Mary's Ward
£400,000	£406,172	BH21 4EX	8	BEECH WAY	Wimborne Minster Ward
£510,000	£517,870	BH21 4EX	2	BEECH WAY	Wimborne Minster Ward
£495,000	£502,638	BH16 5FN	6	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£445,000	£451,867	DT3 5FH	18	LORTON PARK	Upwey & Broadwey Ward
£527,500	£535,640	DT3 5DF	21	NOTTINGTON LANE	Upwey & Broadwey Ward
£319,000	£323,922	DT4 0TS	38	CURTIS WAY	Westham Ward
£397,995	£404,136	DT2 9UQ	13	HARVEST HILL	Charminster St. Mary's Ward
£240,000	£243,620	DT3 4GE	9	WILLOW WALK	Chickerell Ward
£380,000	£385,731	DT3 4FN	45	OLDRIDGE ROAD	Chickerell Ward
£370,000	£375,581	DT3 4FN	64	OLDRIDGE ROAD	Chickerell Ward
£429,995	£436,480	DT2 9UX	14	RYELANDS WAY	Charminster St. Mary's Ward
£325,000	£329,902	DT3 5NH	37	MILES GARDENS	Upwey & Broadwey Ward
£585,000	£593,823	DT3 5DF	17	NOTTINGTON LANE	Upwey & Broadwey Ward
£345,000	£350,204	DT5 1FQ	8	LIBERTY ROAD	Portland Ward
£540,000	£548,145	BH21 4EX	10	BEECH WAY	Wimborne Minster Ward
£330,000	£332,725	DT5 1FT		CASTLE COURT MULBERRY AVENUE	Portland Ward
£310,000	£312,560	SP7 8GX	2	SNOWDROP WYNDE	Shaftesbury Town Ward
£262,500	£264,667	DT4 0FG	17	DAVIS CRESCENT	Westham Ward
£250,000	£252,064	DT4 0TS	40	CURTIS WAY	Westham Ward
£447,500	£451,195	DT8 3FP	3	FRANCIS M HOGSHILL STREET	Beaminster Ward
£480,995	£484,966	DT2 9UX	15	RYELANDS WAY	Charminster St. Mary's Ward
£250,000	£252,064	DT4 0FG	3	DAVIS CRESCENT	Westham Ward
£450,000	£453,716	DT3 5NH	31	MILES GARDENS	Upwey & Broadwey Ward
£634,995	£640,238	BH21 2FS	7	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£585,000	£589,830	BH21 4FR	3	BELLFLOWER ROAD	Wimborne Minster Ward
£415,000	£418,427	BH21 4FP	2	BETONY PLACE	Wimborne Minster Ward
£314,995	£317,596	DT9 4FE	41	TWELVE ACRES	Sherborne West Ward
£299,995	£301,958	DT9 4FE	39	TWELVE ACRES	Sherborne West Ward
£555,000	£558,631	BH21 4FP	1	BETONY PLACE	Wimborne Minster Ward
£670,000	£674,384	DT1 3ES	3	HAYWARD ROAD	Dorchester Poundbury Ward

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£295,000	£296,930	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£350,000	£352,290	DT3 4FN	33	OLDRIDGE ROAD	Chickerell Ward
£537,675	£541,193	BH21 2FS	5	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£624,995	£629,084	BH21 2FS	4	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£246,500	£248,113	DT4 0FG	24	DAVIS CRESCENT	Westham Ward
£569,995	£573,725	BH22 9FX	23	HORSESHOE CRESCENT	Ferndown South Ward
£597,728	£601,639	DT3 5FH	33	LORTON PARK	Upwey & Broadwey Ward
£465,000	£468,043	BH31 7BA	19	HEATHER GARDENS	Verwood Ward
£455,000	£457,977	BH31 7BA	20	HEATHER GARDENS	Verwood Ward
£460,000	£463,010	BH31 7BA	21	HEATHER GARDENS	Verwood Ward
£358,000	£360,342	DT3 4FZ	1	BUCKLEY GARDENS	Chickerell Ward
£515,995	£519,371	DT2 9UX	23	RYELANDS WAY	Charminster St. Mary's Ward
£295,000	£296,930	DT4 0FG	26	DAVIS CRESCENT	Westham Ward
£375,000	£377,454	BH24 2FB	2	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£945,000	£951,183	DT1 3EA	25	DUKES PARADE	Dorchester Poundbury Ward
£500,000	£503,272	BH21 2FS	10	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£500,000	£503,272	BH31 7BA	18	HEATHER GARDENS	Verwood Ward
£629,995	£634,117	BH21 2FS	9	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£685,000	£689,482	DT3 5DF	19	NOTTINGTON LANE	Upwey & Broadwey Ward
£375,000	£373,801	BH19 1PP	35	NORTHBROOK ROAD	Swanage Ward
£512,995	£511,355	BH21 2FS	12	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£247,500	£246,709	DT4 0TS	73	CURTIS WAY	Westham Ward
£475,000	£473,481	DT8 3FP	9	FRANCIS MEWS	Beaminster Ward
£525,000	£523,321	DT2 9SZ	15	GRANARY HILL	Charminster St. Mary's Ward
£625,000	£623,001	BH21 2FS	13	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£315,000	£313,993	BH22 9FT	2	SYCAMORE GARDENS	Ferndown South Ward
£250,000	£249,201	DT4 0FG	7	DAVIS CRESCENT	Westham Ward
£362,000	£360,842	DT3 4FZ	8	BUCKLEY GARDENS	Chickerell Ward
£374,995	£373,796	DT11 9FL	2	ESME AVENUE	Winterborne North Ward
£699,995	£697,757	DT9 6EQ	2	MILDENHALL ROAD	Sherborne West Ward
£600,000	£598,081	DT9 6EQ	5	MILDENHALL ROAD	Sherborne West Ward
£600,000	£598,081	BH21 2FS	19	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£490,000	£488,433	BH16 5FN	9	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£335,000	£333,929	DT3 4FZ	12	BUCKLEY GARDENS	Chickerell Ward
£390,000	£388,753	DT3 4FZ	9	BUCKLEY GARDENS	Chickerell Ward
£360,000	£357,885	DT3 4FZ	7	BUCKLEY GARDENS	Chickerell Ward
£290,000	£288,296	DT9 4FE	49	TWELVE ACRES	Sherborne West Ward
£485,000	£482,151	DT9 6EQ	26	MILDENHALL ROAD	Sherborne West Ward
£544,995	£541,793	BH21 2FS	14	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£480,000	£477,180	BH22 9FX	40	HORSESHOE CRESCENT	Ferndown South Ward
£640,995	£637,229	BH21 2FU	12	AINSLEY ROAD	Colehill & Wimborne Minster East Ward
£560,000	£556,710	DT3 5DF	11	NOTTINGTON LANE	Upwey & Broadwey Ward
£356,000	£353,909	DT2 9UX	2	RYELANDS WAY	Charminster St. Mary's Ward
£450,000	£447,356	DT3 5NH	25	MILES GARDENS	Upwey & Broadwey Ward
£429,995	£427,469	DT2 9UX	16	RYELANDS WAY	Charminster St. Mary's Ward
£429,995	£427,469	BH21 2FS	22	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£413,000	£410,574	BH21 2FS	35	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£370,000	£367,826	DT3 4FZ	10	BUCKLEY GARDENS	Chickerell Ward
£499,995	£497,058	BH21 2FS	18	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£440,000	£438,408	BH21 4FN	2	BUTTERCUP CLOSE	Wimborne Minster Ward
£619,995	£617,752	BH21 2FU	10	AINSLEY ROAD	Colehill & Wimborne Minster East Ward
£365,000	£363,680	DT2 9WQ	9	BROADRIDGE VIEWS	Chalk Valleys Ward
£607,500	£605,303	DT3 5DF	9	NOTTINGTON LANE	Upwey & Broadwey Ward
£385,000	£383,607	DT3 4FN	43	OLDRIDGE ROAD	Chickerell Ward
£475,000	£473,282	DT3 5DF	25	NOTTINGTON LANE	Upwey & Broadwey Ward
£465,000	£463,318	DT8 3LT	37	ORCHARD WAY	Beaminster Ward

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£252,500	£251,587	DT4 OTS	42	CURTIS WAY	Westtham Ward
£300,000	£298,915	DT8 3LT	52	ORCHARD WAY	Beaminster Ward
£380,000	£378,626	DT3 4FZ	6	BUCKLEY GARDENS	Chickerell Ward
£474,995	£473,277	DT2 8GD	4	WEATHERBURY PLACE	Puddletown & Lower Winterborne Ward
£402,500	£401,044	BH21 4FN	12	BUTTERCUP CLOSE	Wimborne Minster Ward
£415,000	£413,499	DT3 5NH	27	MILES GARDENS	Upwey & Broadwey Ward
£580,000	£577,902	DT3 5FH	29	LORTON PARK	Upwey & Broadwey Ward
£352,000	£349,258	DT3 4FZ	5	BUCKLEY GARDENS	Chickerell Ward
£465,000	£461,378	DT3 5FH	30	LORTON PARK	Upwey & Broadwey Ward
£500,000	£496,105	BH21 4FN	1	BUTTERCUP CLOSE	Wimborne Minster Ward
£570,000	£565,560	DT3 5DF	27	NOTTINGTON LANE	Upwey & Broadwey Ward
£450,000	£446,494	DT3 5NH	29	MILES GARDENS	Upwey & Broadwey Ward
£765,000	£759,040	DT1 3FW	1	HALSTOCK STREET	Dorchester Poundbury Ward
£600,000	£595,326	BH21 2FU	6	AINSLY ROAD	Colehill & Wimborne Minster East Ward
£814,995	£808,646	BH21 2FS	11	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£660,000	£654,858	DT3 5DF	23	NOTTINGTON LANE	Upwey & Broadwey Ward
£510,000	£506,027	BH19 1EW	8	SMITHS FARM	Swanage Ward
£555,000	£550,676	DT1 3FW	13	HALSTOCK STREET	Dorchester Poundbury Ward
£475,000	£471,300	DT3 5FH	34	LORTON PARK	Upwey & Broadwey Ward
£585,000	£580,443	BH21 2FU	4	AINSLY ROAD	Colehill & Wimborne Minster East Ward
£480,000	£480,000	BH16 5FN	3	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£294,995	£294,995	DT9 4FE	51	TWELVE ACRES	Sherborne West Ward
£315,000	£315,000	DT5 1FQ	10	LIBERTY ROAD	Portland Ward
£506,000	£506,000	BH19 1EW	2	SMITHS FARM	Swanage Ward
£367,250	£367,250	DT3 5FH	26	LORTON PARK	Upwey & Broadwey Ward
£436,700	£436,700	DT9 4FE	37	TWELVE ACRES	Sherborne West Ward
£550,000	£550,000	DT1 3FW	11	HALSTOCK STREET	Dorchester Poundbury Ward
£584,995	£584,995	BH21 2FS	16	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£293,995	£293,995	DT9 4FR	1	DAIRY CLOSE	Sherborne West Ward
£480,000	£480,000	DT1 3FU	5	ELEANOR COADE MEWS	Dorchester Poundbury Ward
£352,500	£352,500	BH19 1FB	4	BRICKYARD CLOSE	Swanage Ward
£525,000	£525,000	DT3 5DF	13	NOTTINGTON LANE	Upwey & Broadwey Ward
£495,000	£544,225	BH16 5FN	7	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£557,500	£612,940	DT3 5DF	15	NOTTINGTON LANE	Upwey & Broadwey Ward
£460,000	£509,673	DT2 9UQ	18	HARVEST HILL	Charminster St. Mary's Ward
£579,995	£642,625	BH21 2FU	2	AINSLY ROAD	Colehill & Wimborne Minster East Ward
£570,000	£631,551	DT2 9WQ	BROADRIDG	HIGH STREET	Chalk Valleys Ward
£525,000	£581,692	BH19 1EW	12	SMITHS FARM	Swanage Ward
£575,000	£637,091	DT8 3FP	8	FRANCIS MEWS	Beaminster Ward
£495,000	£548,452	BH19 1EW	13	SMITHS FARM	Swanage Ward
£505,995	£560,634	DT2 9UQ	15	HARVEST HILL	Charminster St. Mary's Ward
£465,000	£513,412	BH24 2FB	10	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£425,000	£469,247	DT3 5NH	35	MILES GARDENS	Upwey & Broadwey Ward
£362,000	£399,688	BH19 1FB	2	BRICKYARD CLOSE	Swanage Ward
£575,000	£634,864	BH21 4EX	24	BEECH WAY	Wimborne Minster Ward
£405,000	£447,165	BH21 4EX	20	BEECH WAY	Wimborne Minster Ward
£365,000	£403,001	DT3 4FN	75	OLDRIDGE ROAD	Chickerell Ward
£382,500	£422,323	SP8 5BW	WHITEBEAM	CHURCH TRACK	Gillingham Ward
£525,000	£579,658	BH19 1EW	11	SMITHS FARM	Swanage Ward
£465,000	£519,071	BH24 2FG	2	SWORD CLOSE	St. Leonards & St. Ives Ward
£620,000	£692,094	BH21 2FU	8	AINSLY ROAD	Colehill & Wimborne Minster East Ward
£280,000	£312,559	DT4 0FH	21	ORCHARD WAY	Westtham Ward
£510,000	£569,303	BH21 4FQ	1	CENTAURY GARDENS	Wimborne Minster Ward
£460,000	£514,745	BH19 1EW	3	SMITHS FARM	Swanage Ward
£530,000	£593,076	BH19 1EW	1	SMITHS FARM	Swanage Ward
£355,000	£397,249	DT3 4FN	66	OLDRIDGE ROAD	Chickerell Ward

Dorset Local Plan Viability Assessment – Technical Appendices

£495,000	£553,911	BH16 5FN	8	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£495,995	£555,024	DT2 9UX	19	RYELANDS WAY	Charminster St. Mary's Ward
£353,500	£395,571	BH19 1FB	3	BRICKYARD CLOSE	Swanage Ward
£360,000	£402,844	BH19 1FB	1	BRICKYARD CLOSE	Swanage Ward
£556,000	£622,170	BH21 4EX	32	BEECH WAY	Wimborne Minster Ward
£495,000	£553,911	DT2 8GD	3	WEATHERBURY PLACE	Puddletown & Lower Winterborne Ward
£495,000	£546,854	BH19 1EW	4	SMITHS FARM	Swanage Ward
£520,200	£574,693	BH19 1EW	7	SMITHS FARM	Swanage Ward
£495,000	£541,979	DT10 1FT	1	CHESTNUT CLOSE	Stalbridge & Marnhull Ward
£599,995	£656,939	BH21 2FS	27	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£355,000	£388,692	BH16 5FN	15	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£490,000	£536,505	BH19 1EW	10	SMITHS FARM	Swanage Ward
£345,000	£365,234	BH16 5FN	14	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£200,000	£193,884	BH16 5FE	6	CASTLEMAIN GARDENS	Lytchett Matravers & Upton Ward
£200,000	£193,884	BH16 5FE	5	CASTLEMAIN GARDENS	Lytchett Matravers & Upton Ward
£215,000	£228,848	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£200,000	£212,882	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£215,000	£228,848	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£215,000	£229,899	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£198,000	£211,721	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£215,000	£229,899	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£225,000	£240,592	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£200,000	£213,859	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£225,000	£244,520	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£225,000	£244,520	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£225,000	£243,820	BH16 5FP	MELBURY CC	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£170,000	£166,552	BH16 5JB	32B	POOLE ROAD	Lytchett Matravers & Upton Ward
£185,000	£181,247	BH16 5JB	32C	POOLE ROAD	Lytchett Matravers & Upton Ward
£195,000	£191,997	BH16 5JB	32D	POOLE ROAD	Lytchett Matravers & Upton Ward
£180,000	£174,270	BH19 1AB		SANDCASTLE STATION ROAD	Swanage Ward
£173,000	£170,979	BH19 1AB		SANDCASTLE STATION ROAD	Swanage Ward
£160,000	£154,880	BH19 1AB		SANDCASTLE STATION ROAD	Swanage Ward
£158,000	£152,971	BH19 1AB		SANDCASTLE STATION ROAD	Swanage Ward
£162,500	£158,707	BH19 1AB		SANDCASTLE STATION ROAD	Swanage Ward
£133,500	£131,444	BH19 1AB		SANDCASTLE STATION ROAD	Swanage Ward
£178,000	£177,542	BH19 1AB		SANDCASTLE STATION ROAD	Swanage Ward
£162,500	£167,302	BH19 1AE	10B	STATION ROAD	Swanage Ward
£152,000	£158,846	BH19 1LX	SHERWOOD	CLIFF AVENUE	Swanage Ward
£425,000	£444,141	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£315,000	£322,890	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£270,000	£272,055	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£366,250	£369,037	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£160,000	£161,218	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£300,000	£298,752	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£360,000	£341,865	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£280,000	£267,839	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£203,000	£195,228	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£250,000	£247,145	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£195,000	£188,793	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£200,000	£195,331	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£170,000	£167,646	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£181,500	£182,180	BH20 4FN	FLEUR-DE-LI	POUND LANE	Wareham Ward
£217,995	£235,285	BH21 2FD	105	POTTLE WALK	Wimborne Minster Ward
£210,000	£226,656	BH21 2FD	109	POTTLE WALK	Wimborne Minster Ward

£219,995	£233,392	BH21 2FD	99	POTTLE WALK	Wimborne Minster Ward
£224,995	£237,287	BH21 2FJ	21	RYAN WAY	Wimborne Minster Ward
£229,995	£242,561	BH21 2FJ	23	RYAN WAY	Wimborne Minster Ward
£234,995	£247,834	BH21 2FJ	17	RYAN WAY	Wimborne Minster Ward
£270,000	£284,751	BH21 2FJ	19	RYAN WAY	Wimborne Minster Ward
£216,500	£226,062	BH21 2FJ	15	RYAN WAY	Wimborne Minster Ward
£395,000	£386,080	BH21 2FP	12	THE CLOISTERS	Ferndown North Ward
£339,000	£336,014	BH21 2FP	13	THE CLOISTERS	Ferndown North Ward
£325,000	£322,138	BH21 2FP	14	THE CLOISTERS	Ferndown North Ward
£340,000	£355,312	BH22 8BP	GLADE LODG	CARROLL AVENUE	Ferndown South Ward
£342,500	£359,360	BH22 8BP	GLADE LODG	CARROLL AVENUE	Ferndown South Ward
£330,000	£339,751	BH22 8BP	GLADE LODG	CARROLL AVENUE	Ferndown South Ward
£356,000	£366,519	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£310,000	£319,160	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£290,000	£296,131	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£395,000	£404,894	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£355,000	£363,892	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£325,000	£318,435	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£345,000	£334,450	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£275,000	£262,253	BH22 8EX	LEA COURT,	NEW ROAD	Ferndown South Ward
£461,500	£452,139	BH22 8FP	FERNLEA, 30	GOLF LINKS ROAD	Ferndown South Ward
£465,000	£465,248	BH22 8FP	FERNLEA, 30	GOLF LINKS ROAD	Ferndown South Ward
£507,200	£502,689	BH22 8FP	FERNLEA, 30	GOLF LINKS ROAD	Ferndown South Ward
£420,000	£450,816	BH22 8FP	FERNLEA, 30	GOLF LINKS ROAD	Ferndown South Ward
£248,000	£247,297	BH22 8RB	DUDSBURY M	DUDSBURY ROAD	West Parley Ward
£85,000	£83,823	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£87,000	£85,795	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£87,000	£85,795	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£85,000	£83,823	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£165,000	£162,716	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£225,000	£221,885	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£147,000	£145,705	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£195,000	£192,892	BH22 9EU	32	CHURCH ROAD	Ferndown North Ward
£184,500	£199,133	BH22 9FP	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£187,500	£202,371	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£330,000	£356,173	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£183,000	£197,514	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£181,250	£195,626	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£181,250	£195,626	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£182,500	£196,975	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£181,000	£195,356	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£222,500	£240,147	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£173,000	£186,721	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£178,500	£192,657	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£249,950	£268,180	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£273,000	£292,911	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£195,000	£209,222	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£155,000	£164,439	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£189,950	£201,517	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£189,950	£200,309	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£240,000	£253,088	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£183,000	£191,242	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£250,000	£257,387	BH22 9jr	VICTORIA HC	PRINCES ROAD	Ferndown North Ward
£495,000	£479,161	BH24 2EE	JUNIPER CO	HORTON ROAD	St. Leonards & St. Ives Ward
£285,000	£278,347	BH24 2FH	8	GOLD DRIVE	St. Leonards & St. Ives Ward

£220,000	£237,449	DT1 1EZ	22	HIGH EAST STREET	Dorchester West Ward
£220,000	£233,397	DT1 1EZ	22	HIGH EAST STREET	Dorchester West Ward
£125,000	£132,612	DT1 1EZ	22	HIGH EAST STREET	Dorchester West Ward
£189,000	£200,510	DT1 1EZ	22	HIGH EAST STREET	Dorchester West Ward
£250,000	£246,863	DT1 1EZ	22	HIGH EAST STREET	Dorchester West Ward
£385,000	£396,376	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£353,500	£363,946	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£570,000	£586,843	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£360,000	£370,638	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£425,000	£437,558	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£292,500	£301,143	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£395,000	£406,672	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£409,000	£421,086	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£337,500	£347,473	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£584,000	£601,257	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£370,000	£380,933	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£307,000	£316,072	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£305,000	£314,012	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£280,000	£288,274	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£227,500	£232,310	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£525,000	£536,099	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£287,000	£293,068	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£325,000	£331,871	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£300,000	£306,342	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£180,000	£183,805	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£245,000	£250,180	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£278,000	£284,290	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£297,000	£303,720	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£185,000	£189,186	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£485,000	£488,691	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£705,000	£707,515	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£267,500	£262,097	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£270,000	£261,743	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£277,500	£266,148	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£460,000	£438,678	DT1 1GL	COPPER CRE	COPPER STREET	Dorchester East Ward
£297,000	£304,439	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£295,000	£302,389	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£290,000	£297,264	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£297,000	£304,439	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£776,000	£795,437	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£314,000	£321,865	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£365,750	£372,603	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£289,750	£291,955	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£320,000	£318,669	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£265,000	£256,896	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£320,000	£310,214	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£250,000	£239,142	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£285,000	£272,621	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£244,000	£237,315	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£490,000	£480,061	DT1 1GN	THE BARLEY	COPPER STREET	Dorchester East Ward
£255,000	£267,553	DT1 1GU	THE KEG STO	POPE STREET	Dorchester East Ward
£415,000	£433,328	DT1 1GU	THE KEG STO	POPE STREET	Dorchester East Ward
£270,000	£281,924	DT1 1GU	THE KEG STO	POPE STREET	Dorchester East Ward
£247,000	£257,909	DT1 1GU	THE KEG STO	POPE STREET	Dorchester East Ward

£274,000	£286,101	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£310,000	£323,691	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£272,500	£284,535	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£250,000	£261,041	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£450,000	£469,874	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£270,000	£281,924	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£265,000	£272,830	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£260,000	£267,683	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£325,000	£326,159	DT1 1GU	THE KEG STO POPE STREET	Dorchester East Ward
£370,000	£380,933	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£400,000	£411,820	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£400,000	£411,820	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£292,500	£301,143	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£365,000	£375,785	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£557,500	£573,974	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£182,500	£187,893	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£345,000	£355,194	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£190,000	£195,614	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£375,000	£386,081	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£157,500	£162,154	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£210,000	£216,205	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£175,000	£180,171	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£165,000	£169,876	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£150,000	£154,432	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£352,500	£362,916	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£275,000	£283,126	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£313,500	£322,764	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£496,000	£506,486	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£341,000	£348,209	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£160,000	£163,383	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£575,000	£588,010	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£508,500	£520,005	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£454,000	£464,272	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£330,000	£337,467	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£180,000	£184,073	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£202,500	£207,572	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£170,000	£174,258	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£425,000	£428,234	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£185,000	£186,408	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£600,000	£602,140	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£775,000	£765,276	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£359,500	£354,989	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£220,000	£213,272	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£395,000	£378,842	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£615,000	£589,842	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£315,000	£302,114	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£222,000	£211,710	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£1,200,000	£1,139,549	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£630,000	£598,263	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£402,500	£387,091	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£232,750	£226,374	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£385,000	£374,453	DT1 1HE	THE COOPER ELDRIDGE STREET	Dorchester East Ward
£190,000	£187,140	DT1 1HE	16A ELDRIDGE STREET	Dorchester East Ward
£191,000	£189,318	DT1 1HE	10A ELDRIDGE STREET	Dorchester East Ward

£191,000	£188,059	DT1 1HE	14B	ELDRIDGE STREET	Dorchester East Ward
£190,000	£187,074	DT1 1HE	8B	ELDRIDGE STREET	Dorchester East Ward
£191,000	£188,059	DT1 1HE	10B	ELDRIDGE STREET	Dorchester East Ward
£191,000	£188,010	DT1 1HE	14A	ELDRIDGE STREET	Dorchester East Ward
£320,000	£325,996	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£282,500	£284,650	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£155,000	£155,553	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£187,000	£187,667	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£385,250	£383,648	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£256,500	£255,433	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£155,000	£153,055	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£150,000	£148,118	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£172,500	£167,876	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£281,000	£272,407	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£250,000	£239,773	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£245,000	£234,978	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£165,000	£157,352	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£590,000	£560,278	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£325,000	£308,628	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£214,000	£205,807	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£325,000	£321,289	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£327,000	£323,266	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£475,000	£469,576	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£580,000	£573,226	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£490,000	£482,455	DT1 1HL	HOP HOUSE,	ELDRIDGE STREET	Dorchester East Ward
£280,000	£280,999	DT1 1HU	WHITE HART HIGH EAST STREET		Dorchester West Ward
£335,000	£333,607	DT1 1HU	WHITE HART HIGH EAST STREET		Dorchester West Ward
£200,000	£192,640	DT1 1PD	THE OLD REC SOMERLEIGH ROAD		Dorchester West Ward
£378,500	£366,452	DT1 1PD	THE OLD REC SOMERLEIGH ROAD		Dorchester West Ward
£200,000	£193,634	DT1 1PD	THE OLD REC SOMERLEIGH ROAD		Dorchester West Ward
£215,000	£209,110	DT1 1PD	THE OLD REC SOMERLEIGH ROAD		Dorchester West Ward
£245,000	£242,138	DT1 1PD	THE OLD REC SOMERLEIGH ROAD		Dorchester West Ward
£215,000	£208,121	DT1 1PD	THE OLD REC SOMERLEIGH ROAD		Dorchester West Ward
£233,500	£226,068	DT1 1PD	THE OLD REC SOMERLEIGH ROAD		Dorchester West Ward
£220,000	£232,019	DT1 1UT	WADHAM HC HIGH WEST STREET		Dorchester West Ward
£155,000	£161,845	DT1 1UT	WADHAM HC HIGH WEST STREET		Dorchester West Ward
£180,000	£187,950	DT1 1UT	WADHAM HC HIGH WEST STREET		Dorchester West Ward
£175,000	£180,171	DT1 1UT	WADHAM HC HIGH WEST STREET		Dorchester West Ward
£174,000	£184,596	DT1 1WF	SIGNATURE I MAUMBURY GARDENS		Dorchester East Ward
£220,000	£232,019	DT1 1WR	3 DRAGONS COURT		Dorchester East Ward
£228,000	£233,159	DT1 1WR	1 DRAGONS COURT		Dorchester East Ward
£225,000	£241,410	DT1 1WT	18 RED COW LANE		Dorchester East Ward
£164,995	£177,029	DT1 1WT	12 RED COW LANE		Dorchester East Ward
£205,000	£214,233	DT1 1WT	11 RED COW LANE		Dorchester East Ward
£216,950	£230,162	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£209,950	£221,400	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£254,950	£266,432	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£337,950	£353,170	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£239,950	£253,059	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£267,950	£282,589	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£359,950	£379,616	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£245,950	£259,387	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£235,450	£248,314	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£385,950	£397,354	DT1 2FH	BARNES LOD WESSEX ROAD		Dorchester West Ward
£219,950	£217,994	DT1 2JX	DAMERS LOD DAMERS ROAD		Dorchester West Ward

£220,000	£220,000	DT1 2JX	DAMERS LO	DAMERS ROAD	Dorchester West Ward
£170,000	£167,764	DT1 2PN	HILLFORT HC	POUNDBURY ROAD	Dorchester West Ward
£195,000	£210,466	DT1 3AZ		19 BUTTERMARKET	Dorchester Poundbury Ward
£185,000	£199,673	DT1 3AZ		15 BUTTERMARKET	Dorchester Poundbury Ward
£380,000	£403,141	DT1 3BS		5 WIDCOMBE STREET	Dorchester Poundbury Ward
£335,000	£349,795	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£300,000	£313,249	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£331,000	£345,618	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£420,000	£438,549	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£475,000	£495,978	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£315,000	£328,912	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£325,000	£339,353	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£485,000	£506,420	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£475,000	£495,978	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£435,000	£454,211	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£375,000	£391,562	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£315,000	£328,912	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£480,000	£501,199	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£380,000	£396,782	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£235,000	£241,944	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£450,000	£459,514	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£435,000	£444,197	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£345,500	£353,317	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£330,000	£337,467	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£375,000	£383,485	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£426,500	£436,150	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£525,500	£538,663	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£396,500	£406,431	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£370,000	£379,268	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£460,000	£463,501	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£255,000	£256,941	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£245,000	£246,865	DT1 3DA	BOWES LYON	BOWES LYON PLACE	Dorchester Poundbury Ward
£399,950	£381,412	DT1 3DB		2 REEVE STREET	Dorchester Poundbury Ward
£385,000	£370,831	DT1 3DB		2 REEVE STREET	Dorchester Poundbury Ward
£399,950	£387,219	DT1 3DH		36 MARSDEN STREET	Dorchester Poundbury Ward
£370,000	£361,645	DT1 3DH		36 MARSDEN STREET	Dorchester Poundbury Ward
£297,500	£288,403	DT1 3DQ		2 MARSDEN MEWS	Dorchester Poundbury Ward
£199,950	£190,682	DT1 3DW	26A	CROWN STREET WEST	Dorchester Poundbury Ward
£199,950	£190,682	DT1 3DW		20 CROWN STREET WEST	Dorchester Poundbury Ward
£220,000	£208,917	DT1 3DW		22 CROWN STREET WEST	Dorchester Poundbury Ward
£750,000	£795,673	DT1 3DX	STRATHMOR	QUEEN MOTHER SQUARE	Dorchester Poundbury Ward
£650,000	£689,583	DT1 3DX	STRATHMOR	QUEEN MOTHER SQUARE	Dorchester Poundbury Ward
£575,000	£606,415	DT1 3DX	STRATHMOR	QUEEN MOTHER SQUARE	Dorchester Poundbury Ward
£595,000	£624,290	DT1 3DX	STRATHMOR	QUEEN MOTHER SQUARE	Dorchester Poundbury Ward
£575,000	£591,991	DT1 3DX	STRATHMOR	QUEEN MOTHER SQUARE	Dorchester Poundbury Ward
£650,000	£663,742	DT1 3DX	STRATHMOR	QUEEN MOTHER SQUARE	Dorchester Poundbury Ward
£595,000	£608,463	DT1 3DX	STRATHMOR	QUEEN MOTHER SQUARE	Dorchester Poundbury Ward
£300,000	£290,451	DT1 3ED		2 GALLOWES DOWN LANE	Dorchester Poundbury Ward
£290,000	£279,327	DT1 3EE		2 SHUFFLING FURLONG	Dorchester Poundbury Ward
£299,995	£301,119	DT1 3EU	3A	VICKERY COURT	Dorchester Poundbury Ward
£187,500	£185,849	DT1 3EX	MELROSE CC	PEVERELL AVENUE EAST	Dorchester Poundbury Ward
£350,000	£344,611	DT1 3EY	CONINGSBY	CONINGSBY PLACE	Dorchester Poundbury Ward

£202,000	£198,837	DT1 3EY	CONINGSBY	CONINGSBY PLACE	Dorchester Poundbury Ward
£360,000	£354,364	DT1 3EY	CONINGSBY	CONINGSBY PLACE	Dorchester Poundbury Ward
£330,000	£329,883	DT1 3EY	CONINGSBY	CONINGSBY PLACE	Dorchester Poundbury Ward
£325,000	£325,173	DT1 3EY	CONINGSBY	CONINGSBY PLACE	Dorchester Poundbury Ward
£275,000	£274,220	DT1 3EY	CONINGSBY	CONINGSBY PLACE	Dorchester Poundbury Ward
£223,500	£238,988	DT1 3EZ	MONAVEEN	HAMSLADE STREET	Dorchester Poundbury Ward
£400,000	£407,228	DT1 3EZ	MONAVEEN	HAMSLADE STREET	Dorchester Poundbury Ward
£258,500	£254,787	DT1 3FL		3 ABBEY COURT	Dorchester Poundbury Ward
£265,000	£262,643	DT1 3FL	FLAT 1, 3	ABBEY COURT	Dorchester Poundbury Ward
£275,000	£272,027	DT1 3FQ		25 CROWN STREET WEST	Dorchester Poundbury Ward
£224,500	£224,500	DT1 3FQ		25 CROWN STREET WEST	Dorchester Poundbury Ward
£399,950	£399,808	DT1 3HB		1 HAMSLADE SQUARE	Dorchester Poundbury Ward
£385,000	£383,908	DT1 3HB		2 HAMSLADE SQUARE	Dorchester Poundbury Ward
£385,000	£380,838	DT1 3HB		1 HAMSLADE SQUARE	Dorchester Poundbury Ward
£220,000	£233,397	DT1 3WE		50 PEVERELL AVENUE EAST	Dorchester Poundbury Ward
£230,000	£244,006	DT1 3WE		50 PEVERELL AVENUE EAST	Dorchester Poundbury Ward
£225,000	£238,702	DT1 3WE		50 PEVERELL AVENUE EAST	Dorchester Poundbury Ward
£217,500	£230,745	DT1 3WE		50 PEVERELL AVENUE EAST	Dorchester Poundbury Ward
£110,000	£107,778	DT11 OFF		5 OLD DAIRY	Blackmore Vale Ward
£180,000	£188,107	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£145,000	£152,922	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£175,000	£183,615	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£175,000	£183,615	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£170,000	£175,023	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£170,000	£173,594	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£175,000	£178,700	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£165,000	£168,488	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£170,000	£173,846	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£175,000	£179,383	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£180,000	£184,509	DT3 6FJ	BANKES COU	GENTIAN WAY	Littlemoor & Preston Ward
£145,000	£142,071	DT3 6FL		14 ADDISON MEWS	Littlemoor & Preston Ward
£145,000	£142,071	DT3 6FL		12 ADDISON MEWS	Littlemoor & Preston Ward
£150,000	£146,970	DT3 6FL		21 ADDISON MEWS	Littlemoor & Preston Ward
£180,000	£172,637	DT3 6FL		9 ADDISON MEWS	Littlemoor & Preston Ward
£150,000	£143,047	DT3 6FL		22 ADDISON MEWS	Littlemoor & Preston Ward
£180,000	£171,657	DT3 6FL		3 ADDISON MEWS	Littlemoor & Preston Ward
£180,000	£171,657	DT3 6FL		1 ADDISON MEWS	Littlemoor & Preston Ward
£150,000	£142,444	DT3 6FL		20 ADDISON MEWS	Littlemoor & Preston Ward
£150,000	£144,257	DT3 6FL		15 ADDISON MEWS	Littlemoor & Preston Ward
£180,000	£173,376	DT3 6FL		10 ADDISON MEWS	Littlemoor & Preston Ward
£180,000	£174,270	DT3 6FL		4 ADDISON MEWS	Littlemoor & Preston Ward
£180,000	£175,798	DT3 6FL		11 ADDISON MEWS	Littlemoor & Preston Ward
£315,000	£334,183	DT3 6PZ	ROMAN HEIK	PRESTON ROAD	Littlemoor & Preston Ward
£290,000	£291,086	DT3 6PZ		38 PRESTON ROAD	Littlemoor & Preston Ward
£200,000	£200,749	DT4 0FG		6 DAVIS CRESCENT	Westham Ward
£88,500	£86,075	DT4 0TJ		1 CURTIS WAY	Westham Ward
£68,250	£66,380	DT4 0TJ		1 CURTIS WAY	Westham Ward
£190,000	£190,678	DT4 0TT		5 EAST FIELD ROAD	Westham Ward
£199,000	£196,245	DT4 0TW		15 WEST FIELD ROAD	Westham Ward
£217,000	£213,733	DT4 0TW		8 WEST FIELD ROAD	Westham Ward
£200,000	£199,929	DT4 0TW		19 WEST FIELD ROAD	Westham Ward
£290,000	£313,001	DT4 8DW	HARBOUR LI	NORTH QUAY	Rodwell & Wyke Ward
£365,000	£382,968	DT4 9RH		2 COURTAULD DRIVE	Rodwell & Wyke Ward
£385,000	£396,376	DT4 9RH		3 COURTAULD DRIVE	Rodwell & Wyke Ward

£350,000	£360,342	DT4 9RH		3 COURTAULD DRIVE	Rodwell & Wyke Ward
£365,000	£372,717	DT4 9RH		2 COURTAULD DRIVE	Rodwell & Wyke Ward
£365,000	£374,142	DT4 9RH		3 COURTAULD DRIVE	Rodwell & Wyke Ward
£375,000	£363,533	DT4 9RH		3 COURTAULD DRIVE	Rodwell & Wyke Ward
£395,000	£378,842	DT4 9RH		2 COURTAULD DRIVE	Rodwell & Wyke Ward
£126,250	£126,317	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£106,000	£106,397	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£110,500	£110,914	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£112,000	£111,712	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£125,000	£124,646	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£100,000	£99,716	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£96,000	£94,737	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£93,000	£92,173	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£110,000	£108,811	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£102,500	£102,500	DT5 1FX	YEW TREE HO	FORTUNESWELL	Portland Ward
£163,000	£171,905	DT5 2LT		32 ALM PLACE	Portland Ward
£161,500	£168,632	DT5 2LT		34 ALM PLACE	Portland Ward
£158,000	£164,978	DT5 2LT		36 ALM PLACE	Portland Ward
£125,000	£128,131	DT5 2LT		40 ALM PLACE	Portland Ward
£122,500	£122,937	DT5 2LT		44 ALM PLACE	Portland Ward
£116,000	£113,657	DT5 2LT		46 ALM PLACE	Portland Ward
£124,000	£121,495	DT5 2LT		38 ALM PLACE	Portland Ward
£120,000	£116,330	DT5 2LT		48 ALM PLACE	Portland Ward
£160,000	£155,107	DT5 2LT		7 ALM PLACE	Portland Ward
£122,500	£117,489	DT5 2LT		42 ALM PLACE	Portland Ward
£165,000	£157,352	DT5 2LT		9 ALM PLACE	Portland Ward
£165,000	£156,688	DT5 2LT		11 ALM PLACE	Portland Ward
£160,000	£158,131	DT5 2LT		1 ALM PLACE	Portland Ward
£146,000	£141,353	DT5 2LT		3 ALM PLACE	Portland Ward
£155,000	£152,667	DT5 2LT		5 ALM PLACE	Portland Ward
£353,950	£346,801	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£320,950	£314,467	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£348,950	£341,902	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£337,950	£331,124	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£215,950	£211,588	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£336,950	£330,144	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£313,950	£307,609	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£322,950	£316,427	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£260,950	£252,970	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£254,950	£244,521	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£259,950	£248,659	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£364,950	£349,099	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£275,950	£265,794	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£275,950	£265,794	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£354,950	£343,652	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£408,950	£404,280	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£269,450	£260,873	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£276,950	£273,116	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£387,950	£382,579	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£263,950	£261,625	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£265,450	£260,066	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£271,950	£267,762	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£250,950	£247,021	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£254,950	£254,859	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward

£268,950	£268,854	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£256,950	£253,570	DT6 3JL	ALFRED LODGE	RAX LANE	Bridport Ward
£179,995	£183,800	DT9 4ER	59	AMORS DROVE	Sherborne West Ward
£191,995	£189,753	DT9 4FA	11	STAFFORD ROAD	Sherborne West Ward
£175,995	£183,921	DT9 4FD	11	CARPENTERS	Sherborne West Ward
£155,000	£152,667	DT9 4FH	1 HARBOUR	HARBOUR WAY	Sherborne East Ward
£155,000	£152,667	DT9 4FH	1 HARBOUR	HARBOUR WAY	Sherborne East Ward
£155,000	£152,613	DT9 4FH	1 HARBOUR	HARBOUR WAY	Sherborne East Ward
£155,000	£152,573	DT9 4FH	1 HARBOUR	HARBOUR WAY	Sherborne East Ward
£160,000	£159,943	DT9 4FH	2 HARBOUR	HARBOUR WAY	Sherborne East Ward
£165,000	£165,088	DT9 4FH	2 HARBOUR	HARBOUR WAY	Sherborne East Ward
£135,000	£133,061	DT9 4FH	1 HARBOUR	HARBOUR WAY	Sherborne East Ward
£147,500	£147,500	DT9 4FH	1 HARBOUR	HARBOUR WAY	Sherborne East Ward
£192,995	£190,741	DT9 4FQ	18	KEARVELL PLACE	Sherborne West Ward
£132,500	£132,159	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£185,000	£184,525	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£160,000	£159,589	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£175,000	£174,550	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£190,000	£189,512	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£180,000	£177,632	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£195,000	£192,435	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£115,000	£113,487	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£177,000	£174,672	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£152,000	£149,817	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£135,000	£133,061	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£185,000	£183,354	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£172,500	£170,635	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£175,000	£186,272	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£165,000	£175,628	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£122,500	£131,488	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£116,000	£126,064	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£172,000	£186,387	DT9 4FT	CEDAR PARK	GRANVILLE WAY	Sherborne East Ward
£132,995	£143,543	SP7 8FR	34	MAPLE ROAD	Shaftesbury Town Ward
£137,000	£146,992	SP7 8GR	36	MAMPITTS LANE	Shaftesbury Town Ward
£124,000	£133,044	SP7 8GR	34	MAMPITTS LANE	Shaftesbury Town Ward
£124,995	£131,812	SP7 8GR	20	MAMPITTS LANE	Shaftesbury Town Ward
£119,995	£125,399	SP7 8GR	14	MAMPITTS LANE	Shaftesbury Town Ward
£121,995	£128,660	SP7 8GR	22	MAMPITTS LANE	Shaftesbury Town Ward
£122,995	£129,715	SP7 8GR	12	MAMPITTS LANE	Shaftesbury Town Ward
£130,995	£137,443	SP7 8GR	40	MAMPITTS LANE	Shaftesbury Town Ward
£123,995	£130,099	SP7 8GR	16	MAMPITTS LANE	Shaftesbury Town Ward
£115,000	£117,602	SP7 8GR	38	MAMPITTS LANE	Shaftesbury Town Ward
£149,995	£153,752	SP7 8GR	32	MAMPITTS LANE	Shaftesbury Town Ward
£243,950	£241,164	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£252,950	£250,061	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£288,750	£285,453	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£310,950	£307,399	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£199,950	£197,615	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£337,950	£334,003	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£318,950	£315,225	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£225,950	£223,311	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£265,950	£262,844	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£275,250	£272,035	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£247,950	£242,351	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward
£299,950	£292,948	SP7 8GY	HARDY LODGE	COPPICE STREET	Shaftesbury Town Ward

£227,950	£224,794	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£196,950	£194,223	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£211,950	£209,016	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£323,950	£318,878	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£224,950	£225,070	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£266,950	£267,092	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£242,000	£242,129	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£237,950	£237,275	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£358,950	£354,229	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£300,950	£296,627	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£260,950	£258,129	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£264,950	£264,950	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£231,950	£248,969	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£240,611	£261,486	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£219,950	£238,348	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£293,950	£319,023	SP7 8GY	HARDY LODG	COPPICE STREET	Shaftesbury Town Ward
£210,000	£219,458	SP7 8JF		4 LYONS WALK	Shaftesbury Town Ward
£85,500	£84,427	SP7 8JF		8 LYONS WALK	Shaftesbury Town Ward
£165,950	£175,000	SP8 4WG	ROYAL LODG	NEWBURY	Gillingham Ward
£242,500	£274,072	DT1 3DN		8 HARPTREE COURT	Dorchester Poundbury Ward
£310,000	£350,360	BH22 8FA		16 COPPINS CLOSE	Ferndown South Ward
£310,000	£350,360	BH22 8FA		15 COPPINS CLOSE	Ferndown South Ward
£318,000	£359,401	BH20 4FJ		15 BAGGS LANE	Wareham Ward
£280,000	£317,141	BH22 9FN		2 BALMORAL PLACE	Ferndown North Ward
£320,000	£362,447	BH20 4FL		43 WESTERMAN WAY	Wareham Ward
£175,995	£199,340	SP7 8FR		31 MAPLE ROAD	Shaftesbury Town Ward
£173,995	£197,075	SP7 8FR		35 MAPLE ROAD	Shaftesbury Town Ward
£295,000	£332,843	DT8 3AL		9A CHAMPIONS GARDENS	Beaminster Ward
£174,995	£197,443	SP7 8FR		33 MAPLE ROAD	Shaftesbury Town Ward
£326,995	£368,942	BH21 2FG		81 HOWARTH ROAD	Wimborne Minster Ward
£301,949	£340,683	DT6 3FU		7 NORTH GROVE ROAD	Bridport Ward
£175,995	£198,572	SP7 8FR		37 MAPLE ROAD	Shaftesbury Town Ward
£295,000	£332,843	DT3 6FN		33 SEDGE PLACE	Littlemoor & Preston Ward
£299,950	£338,428	BH20 4FL		42 WESTERMAN WAY	Wareham Ward
£299,000	£337,356	DT9 4FE		2 TWELVE ACRES	Sherborne West Ward
£182,995	£206,470	SP7 8FR		29 MAPLE ROAD	Shaftesbury Town Ward
£310,000	£349,077	DT6 3FU		2 NORTH GROVE ROAD	Bridport Ward
£210,180	£236,674	DT4 9GX	BERT COURT	WESTHILL ROAD	Rodwell & Wyke Ward
£250,000	£278,844	DT11 0FF		27 OLD DAIRY	Blackmore Vale Ward
£242,500	£270,479	DT11 9FB		6 WINTERBORNE MEADOWS	Puddletown & Lower Winterborne Ward
£245,000	£273,267	DT11 9FB		8 WINTERBORNE MEADOWS	Puddletown & Lower Winterborne Ward
£305,000	£340,190	DT1 3DP		3 HAMSLADE GREEN	Dorchester Poundbury Ward
£274,995	£306,723	DT9 4FE		4 TWELVE ACRES	Sherborne West Ward
£299,950	£334,557	DT6 3FU		9 NORTH GROVE ROAD	Bridport Ward
£161,995	£180,686	SP7 8GJ		31 MEAD WAY	Shaftesbury Town Ward
£185,000	£206,345	DT4 7HW		1C BROWNLOW STREET	Melcombe Regis Ward
£310,000	£345,767	DT1 3DP		2 HAMSLADE GREEN	Dorchester Poundbury Ward
£289,999	£323,458	DT6 3FU		10 NORTH GROVE ROAD	Bridport Ward
£284,995	£317,877	DT9 4ER		19 AMORS DROVE	Sherborne West Ward
£248,000	£278,295	DT11 0FF		28 OLD DAIRY	Blackmore Vale Ward
£161,995	£181,784	SP7 8GR		8 MAMPITTS LANE	Shaftesbury Town Ward
£299,000	£335,525	DT9 4ER		39 AMORS DROVE	Sherborne West Ward
£279,995	£314,199	DT9 4ER		37 AMORS DROVE	Sherborne West Ward
£161,995	£181,784	SP7 8GJ		33 MEAD WAY	Shaftesbury Town Ward
£310,000	£347,869	DT6 3FU		3 NORTH GROVE ROAD	Bridport Ward
£274,000	£307,472	DT4 7QU		15 FERNHILL AVENUE	Radipole Ward

£176,995	£198,617	SP7 8GT	47	ANSTEE ROAD	Shaftesbury Town Ward
£176,495	£198,055	SP7 8GT	45	ANSTEE ROAD	Shaftesbury Town Ward
£299,995	£336,642	DT11 7FY	4	SHARP CLOSE	Blandford Ward
£295,000	£331,037	DT11 7FY	2	SHARP CLOSE	Blandford Ward
£379,995	£426,415	DT11 7FU	8	MAPLE TREE CLOSE	Blandford Ward
£365,000	£409,588	DT11 7FU	6	MAPLE TREE CLOSE	Blandford Ward
£179,995	£201,983	SP7 8GT	28	ANSTEE ROAD	Shaftesbury Town Ward
£177,995	£199,739	SP7 8GT	34	ANSTEE ROAD	Shaftesbury Town Ward
£176,995	£198,617	SP7 8GT	32	ANSTEE ROAD	Shaftesbury Town Ward
£302,950	£337,904	DT6 3FU	8	NORTH GROVE ROAD	Bridport Ward
£176,995	£197,416	SP7 8GT	30	ANSTEE ROAD	Shaftesbury Town Ward
£275,000	£306,729	DT4 7QU	17	FERNHILL AVENUE	Radipole Ward
£178,995	£199,647	SP7 8GT	49	ANSTEE ROAD	Shaftesbury Town Ward
£179,995	£200,762	SP7 8GT	51	ANSTEE ROAD	Shaftesbury Town Ward
£315,000	£347,755	DT11 9PB	10	CHARLTON MEAD	Winterborne North Ward
£286,000	£315,740	DT3 4FU	60	LILLY LANE	Chickerell Ward
£281,500	£310,772	DT3 4FS	39	GREYS ROAD	Chickerell Ward
£279,950	£309,060	DT4 7QU	23	FERNHILL AVENUE	Radipole Ward
£297,000	£327,883	DT11 7FY	16	SHARP CLOSE	Blandford Ward
£284,000	£313,532	DT3 4FU	58	LILLY LANE	Chickerell Ward
£283,000	£306,726	DT11 0FF	35	OLD DAIRY	Blackmore Vale Ward
£525,000	£569,015	DT1 3DB	20	REEVE STREET	Dorchester Poundbury Ward
£283,000	£306,726	DT3 4FU	56	LILLY LANE	Chickerell Ward
£327,000	£354,415	BH20 4FJ	9	BAGGS LANE	Wareham Ward
£279,950	£303,420	DT4 7QU	19	FERNHILL AVENUE	Radipole Ward
£272,500	£295,346	DT4 7QU	25	FERNHILL AVENUE	Radipole Ward
£359,000	£389,098	BH20 4FF	4	HUTCHINS LANE	Wareham Ward
£340,000	£368,505	BH21 2FE	10	GRIFFIN CLOSE	Wimborne Minster Ward
£360,000	£390,182	BH20 4FF	6	HUTCHINS LANE	Wareham Ward
£309,950	£334,365	BH20 4FF	2	HUTCHINS LANE	Wareham Ward
£315,000	£339,813	DT11 9PB	12	CHARLTON MEAD	Winterborne North Ward
£182,995	£197,409	SP7 8FR	51	MAPLE ROAD	Shaftesbury Town Ward
£181,995	£196,331	SP7 8FR	53	MAPLE ROAD	Shaftesbury Town Ward
£182,995	£197,409	SP7 8FR	57	MAPLE ROAD	Shaftesbury Town Ward
£181,995	£196,331	SP7 8FR	55	MAPLE ROAD	Shaftesbury Town Ward
£271,000	£293,137	DT4 7QU	21	FERNHILL AVENUE	Radipole Ward
£220,000	£237,971	DT4 9GX	BERT COURT	WESTHILL ROAD	Rodwell & Wyke Ward
£375,000	£405,633	BH20 4FF	9	HUTCHINS LANE	Wareham Ward
£315,000	£340,732	DT11 7FY	9	SHARP CLOSE	Blandford Ward
£174,995	£189,290	SP7 8FR	43	MAPLE ROAD	Shaftesbury Town Ward
£174,995	£189,290	SP7 8FR	49	MAPLE ROAD	Shaftesbury Town Ward
£165,000	£178,478	SP7 8FR	45	MAPLE ROAD	Shaftesbury Town Ward
£286,000	£309,363	DT3 4FU	48	LILLY LANE	Chickerell Ward
£291,995	£315,847	DT9 4ER	63	AMORS DROVE	Sherborne West Ward
£284,000	£309,600	DT3 4FU	46	LILLY LANE	Chickerell Ward
£510,000	£555,972	DT1 3DB	1	REEVE STREET	Dorchester Poundbury Ward
£253,000	£275,806	DT11 0FF	23	OLD DAIRY	Blackmore Vale Ward
£325,000	£354,296	BH20 4FF	10	HUTCHINS LANE	Wareham Ward
£279,995	£305,234	DT9 4FB	80	AMORS DROVE	Sherborne West Ward
£179,995	£196,220	DT9 4ER	61	AMORS DROVE	Sherborne West Ward
£332,500	£362,472	BH20 4FF	8	HUTCHINS LANE	Wareham Ward
£189,995	£207,121	SP7 8FR	27	MAPLE ROAD	Shaftesbury Town Ward
£350,000	£381,549	BH20 4FF	7	HUTCHINS LANE	Wareham Ward
£215,000	£234,380	DT4 0TS	23	CURTIS WAY	Westham Ward
£330,000	£359,746	DT11 9PB	16	CHARLTON MEAD	Winterborne North Ward
£174,995	£189,546	SP7 8FR	47	MAPLE ROAD	Shaftesbury Town Ward
£275,000	£297,867	DT4 0TS	21	CURTIS WAY	Westham Ward

£177,000	£191,718	DT4 7LA	TTAGES, 117	DORCHESTER ROAD	Radipole Ward
£526,000	£569,738	DT1 3DB	18	REEVE STREET	Dorchester Poundbury Ward
£520,000	£563,239	DT1 3DB	3	REEVE STREET	Dorchester Poundbury Ward
£275,000	£297,250	DT11 7FY	14	SHARP CLOSE	Blandford Ward
£257,500	£278,334	DT3 6FH	30	GENTIAN WAY	Littlemoor & Preston Ward
£260,295	£281,355	DT9 4FB	84	AMORS DROVE	Sherborne West Ward
£325,000	£351,295	BH20 4FF	5	HUTCHINS LANE	Wareham Ward
£325,000	£351,295	BH20 4FF	3	HUTCHINS LANE	Wareham Ward
£260,000	£280,606	DT11 0FF	22	OLD DAIRY	Blackmore Vale Ward
£290,000	£312,984	DT1 3DH	23	MARSDEN STREET	Dorchester Poundbury Ward
£290,000	£312,984	DT1 3DH	25	MARSDEN STREET	Dorchester Poundbury Ward
£289,995	£312,979	DT9 4ER	65	AMORS DROVE	Sherborne West Ward
£319,995	£345,356	DT9 4FD	12	CARPENTERS	Sherborne West Ward
£310,500	£330,295	DT3 4FU	21	LILLY LANE	Chickerell Ward
£319,995	£340,395	DT9 4FD	10	CARPENTERS	Sherborne West Ward
£327,500	£346,077	DT3 4FU	63	LILLY LANE	Chickerell Ward
£271,995	£287,424	DT9 4FB	82	AMORS DROVE	Sherborne West Ward
£312,500	£330,227	DT3 4FU	29	LILLY LANE	Chickerell Ward
£345,000	£364,570	DT3 5FH	1	LORTON PARK	Upwey & Broadwey Ward
£300,000	£317,018	DT3 6FQ	24	HAREBELL DRIVE	Littlemoor & Preston Ward
£310,000	£327,585	DT3 4FU	27	LILLY LANE	Chickerell Ward
£250,000	£262,172	DT11 0FF	34	OLD DAIRY	Blackmore Vale Ward
£470,000	£488,952	DT1 3DF	64	LISCOMBE STREET	Dorchester Poundbury Ward
£325,000	£338,105	BH19 2SE	13A	JUBILEE ROAD	Swanage Ward
£337,000	£350,589	BH16 5FE	4	CASTLEMALN GARDENS	Lytchett Matravers & Upton Ward
£330,000	£343,306	BH16 5FE	1	CASTLEMALN GARDENS	Lytchett Matravers & Upton Ward
£305,000	£317,298	DT3 5FH	2	LORTON PARK	Upwey & Broadwey Ward
£220,000	£228,871	DT3 5JW	2A	MONMOUTH AVENUE	Radipole Ward
£318,500	£326,223	DT3 4FU	33	LILLY LANE	Chickerell Ward
£240,000	£245,819	DT3 5JW	2C	MONMOUTH AVENUE	Radipole Ward
£261,000	£267,328	DT3 4FU	3	LILLY LANE	Chickerell Ward
£230,000	£235,577	DT3 5JW	2B	MONMOUTH AVENUE	Radipole Ward
£385,000	£394,335	DT1 3ED	11	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£375,000	£384,092	DT1 3ED	9	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£240,000	£245,819	DT3 5JW	2D	MONMOUTH AVENUE	Radipole Ward
£350,000	£358,486	DT3 6FX	2	SUTTON GATE	Littlemoor & Preston Ward
£176,000	£178,304	DT10 1FF	7	STOURCASTLE	Sturminster Newton Ward
£220,000	£222,880	DT1 2LY	59A	OLGA ROAD	Dorchester West Ward
£318,000	£322,162	DT3 4FS	11	GREYS ROAD	Chickerell Ward
£320,000	£324,188	DT3 4FU	31	LILLY LANE	Chickerell Ward
£355,000	£359,647	DT11 9PB	22	CHARLTON MEAD	Winterborne North Ward
£405,000	£408,233	DT1 3DS	26	DUGDALE ROAD	Dorchester Poundbury Ward
£330,000	£332,634	DT11 9PB	26	CHARLTON MEAD	Winterborne North Ward
£475,000	£478,791	DT1 3DH	32	MARSDEN STREET	Dorchester Poundbury Ward
£278,000	£280,219	BH24 2FA	3	VICTORY WAY	St. Leonards & St. Ives Ward
£340,000	£342,714	BH24 2FA	5	VICTORY WAY	St. Leonards & St. Ives Ward
£329,995	£332,629	BH24 2FA	7	VICTORY WAY	St. Leonards & St. Ives Ward
£350,000	£352,794	BH16 5FF	39	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£300,000	£304,750	DT1 1XH	TS COURT, 6	COLLITON STREET	Dorchester West Ward
£280,000	£284,434	BH16 5FF	23	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£285,000	£289,513	BH16 5FF	13	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£410,000	£416,492	DT1 3DS	24	DUGDALE ROAD	Dorchester Poundbury Ward
£217,500	£220,944	DT4 0TS	6	CURTIS WAY	Westham Ward
£410,000	£416,492	DT3 5FF	1	LORTON ORCHARD	Upwey & Broadwey Ward
£285,000	£289,513	BH16 5FF	14	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£232,995	£236,684	DT9 4FE	9	TWELVE ACRES	Sherborne West Ward

£227,995	£231,605	DT9 4FE	11	TWELVE ACRES	Sherborne West Ward
£232,995	£236,684	DT9 4FE	17	TWELVE ACRES	Sherborne West Ward
£184,995	£187,924	SP7 8GX	34	SNOWDROP WYNDE	Shaftesbury Town Ward
£184,995	£187,924	SP7 8GX	35	SNOWDROP WYNDE	Shaftesbury Town Ward
£220,995	£224,494	SP7 8GX	4	SNOWDROP WYNDE	Shaftesbury Town Ward
£211,995	£215,352	SP7 8GX	32	SNOWDROP WYNDE	Shaftesbury Town Ward
£211,995	£215,352	SP7 8GX	33	SNOWDROP WYNDE	Shaftesbury Town Ward
£355,000	£362,679	BH16 5FG	5	KINGFISHER DRIVE	Lytchett Matravers & Upton Ward
£440,995	£450,534	BH22 9FX	10	HORSESHOE CRESCENT	Ferndown South Ward
£280,000	£286,056	DT11 9FE	6	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£415,000	£423,976	DT3 5FF	2	LORTON ORCHARD	Upwey & Broadwey Ward
£340,000	£347,354	BH16 5FE	2	CASTLEMAIN GARDENS	Lytchett Matravers & Upton Ward
£340,500	£347,865	DT11 9PB	28	CHARLTON MEAD	Winterborne North Ward
£482,500	£492,769	BH16 6FR	5	CHEQUERS PLACE	Lytchett Matravers & Upton Ward
£213,995	£218,549	SP7 8GX	24	SNOWDROP WYNDE	Shaftesbury Town Ward
£650,000	£663,833	BH21 2EB	280	WIMBORNE ROAD WEST	Ferndown North Ward
£211,995	£216,507	SP7 8GX	27	SNOWDROP WYNDE	Shaftesbury Town Ward
£216,995	£221,613	SP7 8GX	5	SNOWDROP WYNDE	Shaftesbury Town Ward
£474,999	£485,108	DT1 3DH	34	MARSDEN STREET	Dorchester Poundbury Ward
£400,000	£408,896	BH16 5FF	5	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£187,995	£192,012	SP7 8GX	26	SNOWDROP WYNDE	Shaftesbury Town Ward
£262,995	£268,615	DT9 4FQ	5	KEARVELL PLACE	Sherborne West Ward
£355,000	£362,586	DT3 4NS	34	MALTHOUSE MEADOW	Chesil Bank Ward
£320,000	£326,838	DT3 4FN	14	OLDRIDGE ROAD	Chickerell Ward
£259,995	£265,551	DT9 4FQ	7	KEARVELL PLACE	Sherborne West Ward
£394,995	£403,436	BH16 5FF	4	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£211,995	£216,525	SP7 8GX	28	SNOWDROP WYNDE	Shaftesbury Town Ward
£213,995	£218,568	SP7 8GX	23	SNOWDROP WYNDE	Shaftesbury Town Ward
£187,995	£192,012	SP7 8GX	25	SNOWDROP WYNDE	Shaftesbury Town Ward
£216,995	£221,632	SP7 8GX	6	SNOWDROP WYNDE	Shaftesbury Town Ward
£264,995	£270,658	DT9 4FQ	11	KEARVELL PLACE	Sherborne West Ward
£325,000	£335,285	DT11 9PB	29	CHARLTON MEAD	Winterborne North Ward
£360,000	£371,392	DT3 4NS	35	MALTHOUSE MEADOW	Chesil Bank Ward
£375,000	£386,867	DT11 9FE	7	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£213,995	£220,767	SP7 8GX	20	SNOWDROP WYNDE	Shaftesbury Town Ward
£213,995	£220,767	SP7 8GX	21	SNOWDROP WYNDE	Shaftesbury Town Ward
£257,000	£265,133	DT9 4FQ	9	KEARVELL PLACE	Sherborne West Ward
£395,000	£407,500	DT3 6FX	5	SUTTON GATE	Littlemoor & Preston Ward
£275,000	£283,702	DT4 7FF	2	PRINCESS GARDENS	Radipole Ward
£695,000	£716,993	DT1 3EA	9	DUKES PARADE	Dorchester Poundbury Ward
£300,000	£309,494	DT4 7FF	7	PRINCESS GARDENS	Radipole Ward
£330,000	£340,443	BH16 5FE	3	CASTLEMAIN GARDENS	Lytchett Matravers & Upton Ward
£380,000	£392,025	BH16 6FR	2	CHEQUERS PLACE	Lytchett Matravers & Upton Ward
£225,995	£233,147	SP7 8GX	12	SNOWDROP WYNDE	Shaftesbury Town Ward
£327,500	£337,864	DT3 4FN	22	OLDRIDGE ROAD	Chickerell Ward
£222,500	£229,541	DT4 0TS	4	CURTIS WAY	Westham Ward
£397,000	£409,563	DT3 6FX	6	SUTTON GATE	Littlemoor & Preston Ward
£216,995	£223,862	SP7 8GX	15	SNOWDROP WYNDE	Shaftesbury Town Ward
£275,000	£283,702	DT4 7FF	1	PRINCESS GARDENS	Radipole Ward
£308,995	£318,773	DT9 4FQ	17	KEARVELL PLACE	Sherborne West Ward
£216,995	£223,862	SP7 8GX	14	SNOWDROP WYNDE	Shaftesbury Town Ward
£295,000	£304,335	DT11 9PB	31	CHARLTON MEAD	Winterborne North Ward
£225,995	£233,147	SP7 8GX	13	SNOWDROP WYNDE	Shaftesbury Town Ward
£345,000	£354,758	DT3 5FH	8	LORTON PARK	Upwey & Broadwey Ward
£241,995	£248,840	SP7 8GX	16	SNOWDROP WYNDE	Shaftesbury Town Ward
£325,000	£334,193	DT3 4FN	20	OLDRIDGE ROAD	Chickerell Ward
£328,000	£337,277	DT11 9PB	24	CHARLTON MEAD	Winterborne North Ward

£125,000	£128,536	DT3 6LU		1	THE OLD TIMBER YARD	Littlemoor & Preston Ward
£315,000	£319,825	DT4 7FF		8	PRINCESS GARDENS	Radipole Ward
£395,000	£401,051	DT3 5FH		10	LORTON PARK	Upwey & Broadwey Ward
£535,000	£543,195	DT1 3DS		10	DUGDALE ROAD	Dorchester Poundbury Ward
£290,000	£294,442	BH21 4FA		8	BLUEBELL CRESCENT	Wimborne Minster Ward
£375,000	£380,744	BH21 4FA		10	BLUEBELL CRESCENT	Wimborne Minster Ward
£429,995	£436,582	BH22 9FW		29	PADDOCKS WAY	Ferndown South Ward
£409,995	£416,275	BH22 9FW		28	PADDOCKS WAY	Ferndown South Ward
£360,000	£361,114	DT3 4NS		31	MALTHOUSE MEADOW	Chesil Bank Ward
£350,000	£351,083	DT3 4NS		32	MALTHOUSE MEADOW	Chesil Bank Ward
£189,950	£190,538	DT5 2LT		65	ALM PLACE	Portland Ward
£330,000	£331,021	DT3 4FQ		9	ELLIOTT WAY	Chickerell Ward
£375,000	£376,160	BH21 4FA		12	BLUEBELL CRESCENT	Wimborne Minster Ward
£399,000	£400,234	DT3 5FH		11	LORTON PARK	Upwey & Broadwey Ward
£225,995	£226,694	SP7 8FR		58	MAPLE ROAD	Shaftesbury Town Ward
£295,000	£294,558	DT4 7FF		5	PRINCESS GARDENS	Radipole Ward
£318,000	£317,524	DT2 9WQ	RIDGE VIEWS		HIGH STREET	Chalk Valleys Ward
£368,000	£367,449	DT11 9FE		8	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£333,000	£332,501	DT3 4FN		25	OLDRIDGE ROAD	Chickerell Ward
£368,000	£367,449	DT3 4NS		29	MALTHOUSE MEADOW	Chesil Bank Ward
£655,000	£654,019	DT1 3EA		13	DUKES PARADE	Dorchester Poundbury Ward
£229,995	£229,650	SP7 8FR		60	MAPLE ROAD	Shaftesbury Town Ward
£205,000	£204,693	DT5 1FT	STLE COURT		MULBERRY AVENUE	Portland Ward
£380,000	£379,431	BH21 4FA		16	BLUEBELL CRESCENT	Wimborne Minster Ward
£335,000	£334,498	BH21 4FA		6	BLUEBELL CRESCENT	Wimborne Minster Ward
£360,000	£359,461	DT3 4NS		28	MALTHOUSE MEADOW	Chesil Bank Ward
£382,500	£381,927	BH21 4FA		22	BLUEBELL CRESCENT	Wimborne Minster Ward
£400,000	£399,401	BH21 4FA		18	BLUEBELL CRESCENT	Wimborne Minster Ward
£395,000	£394,408	BH21 4FA		20	BLUEBELL CRESCENT	Wimborne Minster Ward
£299,000	£298,552	DT3 5FP	Y COTTAGES		LORTON PARK	Upwey & Broadwey Ward
£215,995	£215,671	SP7 8FR		62	MAPLE ROAD	Shaftesbury Town Ward
£280,000	£282,496	DT3 5FP	Y COTTAGES		LORTON PARK	Upwey & Broadwey Ward
£181,500	£183,118	DT3 4NS		44	MALTHOUSE MEADOW	Chesil Bank Ward
£335,000	£337,986	DT3 5FH		9	LORTON PARK	Upwey & Broadwey Ward
£342,500	£345,553	BH21 4FA		15	BLUEBELL CRESCENT	Wimborne Minster Ward
£340,000	£343,031	BH21 4FA		17	BLUEBELL CRESCENT	Wimborne Minster Ward
£249,995	£252,224	DT11 9FL		24	ESME AVENUE	Winterborne North Ward
£249,995	£252,224	DT11 9FL		26	ESME AVENUE	Winterborne North Ward
£640,000	£645,705	DT1 3EA		11	DUKES PARADE	Dorchester Poundbury Ward
£335,000	£337,986	DT9 4FH	OUR COURT		HARBOUR WAY	Sherborne East Ward
£284,995	£287,536	DT11 9FL		14	ESME AVENUE	Winterborne North Ward
£194,995	£196,733	DT11 9FL		10	ESME AVENUE	Winterborne North Ward
£192,995	£194,715	DT11 9FL		8	ESME AVENUE	Winterborne North Ward
£252,995	£255,250	DT9 4FA		35	STAFFORD ROAD	Sherborne West Ward
£375,995	£379,347	DT2 9SZ		31	GRANARY HILL	Charminster St. Mary's Ward
£375,995	£379,347	DT2 9SZ		29	GRANARY HILL	Charminster St. Mary's Ward
£377,500	£380,865	DT3 4NS		30	MALTHOUSE MEADOW	Chesil Bank Ward
£399,995	£403,561	DT2 9SZ		13	GRANARY HILL	Charminster St. Mary's Ward
£355,000	£361,049	DT3 4NS		27	MALTHOUSE MEADOW	Chesil Bank Ward
£198,000	£201,374	DT5 2LT		63	ALM PLACE	Portland Ward
£177,750	£180,779	DT3 4NS		43	MALTHOUSE MEADOW	Chesil Bank Ward
£285,000	£289,856	DT3 5FP	Y COTTAGES		LORTON PARK	Upwey & Broadwey Ward
£254,995	£259,340	DT11 9FL		34	ESME AVENUE	Winterborne North Ward
£470,000	£478,009	DT1 3DF		62	LISCOMBE STREET	Dorchester Poundbury Ward
£228,000	£231,885	DT3 5FP	Y COTTAGES		LORTON PARK	Upwey & Broadwey Ward

£399,995	£406,811	DT2 9SZ	12	GRANARY HILL	Charminster St. Mary's Ward
£199,995	£203,403	DT11 9FL	66	ESME AVENUE	Winterborne North Ward
£199,995	£203,403	DT11 9FL	68	ESME AVENUE	Winterborne North Ward
£199,995	£203,403	DT11 9FL	70	ESME AVENUE	Winterborne North Ward
£197,500	£200,865	DT11 9FL	64	ESME AVENUE	Winterborne North Ward
£254,995	£259,340	DT11 9FL	32	ESME AVENUE	Winterborne North Ward
£254,995	£259,340	DT11 9FL	44	ESME AVENUE	Winterborne North Ward
£254,995	£259,340	DT11 9FL	46	ESME AVENUE	Winterborne North Ward
£222,995	£226,795	SP7 8GT	71	ANSTEE ROAD	Shaftesbury Town Ward
£399,000	£405,799	DT2 9SZ	10	GRANARY HILL	Charminster St. Mary's Ward
£350,000	£357,357	BH24 2FD	13	JUNO ROAD	St. Leonards & St. Ives Ward
£329,750	£336,682	BH31 7BA	1	HEATHER GARDENS	Verwood Ward
£271,000	£276,697	DT11 9FL	12	ESME AVENUE	Winterborne North Ward
£235,995	£240,956	SP7 8GX	3	SNOWDROP WYNDE	Shaftesbury Town Ward
£350,000	£357,357	DT3 4FN	60	OLDRIDGE ROAD	Chickerell Ward
£245,000	£250,150	DT4 0TS	26	CURTIS WAY	Westham Ward
£350,000	£357,357	BH24 2FD	12	JUNO ROAD	St. Leonards & St. Ives Ward
£350,000	£357,357	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£305,000	£311,411	BH21 4EY	6	DEWBERRY CLOSE	Wimborne Minster Ward
£302,500	£308,859	BH21 4EY	5	DEWBERRY CLOSE	Wimborne Minster Ward
£695,000	£709,610	DT1 3EA	7	DUKES PARADE	Dorchester Poundbury Ward
£380,000	£387,988	DT3 4FN	3	OLDRIDGE ROAD	Chickerell Ward
£365,000	£372,673	DT3 4FN	46	OLDRIDGE ROAD	Chickerell Ward
£335,000	£342,042	DT3 6LB	DA COURT, 6	LITTLEMOOR ROAD	Littlemoor & Preston Ward
£455,000	£464,565	BH31 7BA	3	HEATHER GARDENS	Verwood Ward
£193,495	£197,563	SP7 8GW	10	THE BLUEBELLS	Shaftesbury Town Ward
£188,995	£192,968	SP7 8GW	2	THE BLUEBELLS	Shaftesbury Town Ward
£399,000	£407,387	DT2 9SZ	2	GRANARY HILL	Charminster St. Mary's Ward
£399,000	£407,387	DT2 9SZ	4	GRANARY HILL	Charminster St. Mary's Ward
£435,000	£444,144	BH31 7BA	4	HEATHER GARDENS	Verwood Ward
£279,995	£285,881	DT11 9FL	7	ESME AVENUE	Winterborne North Ward
£254,995	£261,111	DT11 9FL	11	ESME AVENUE	Winterborne North Ward
£284,995	£291,830	DT11 9FL	9	ESME AVENUE	Winterborne North Ward
£399,995	£409,589	DT2 9SZ	11	GRANARY HILL	Charminster St. Mary's Ward
£254,995	£261,111	DT11 9FL	13	ESME AVENUE	Winterborne North Ward
£300,000	£307,195	BH21 4EY	12	DEWBERRY CLOSE	Wimborne Minster Ward
£660,000	£675,830	DT1 3EA	17	DUKES PARADE	Dorchester Poundbury Ward
£295,000	£302,075	BH21 4EY	13	DEWBERRY CLOSE	Wimborne Minster Ward
£225,000	£230,396	DT5 1FQ	1	LIBERTY ROAD	Portland Ward
£225,000	£230,396	DT5 1FQ	2	LIBERTY ROAD	Portland Ward
£239,995	£245,751	SP7 8GT	44	ANSTEE ROAD	Shaftesbury Town Ward
£240,000	£242,139	DT4 0TU	7	MAY FARM WALK	Westham Ward
£230,000	£232,050	DT4 0TW	13	WEST FIELD ROAD	Westham Ward
£337,500	£340,509	DT3 4FN	37	OLDRIDGE ROAD	Chickerell Ward
£239,995	£242,134	SP7 8FR	73	MAPLE ROAD	Shaftesbury Town Ward
£228,500	£229,726	DT4 0TU	6	MAY FARM WALK	Westham Ward
£355,000	£356,904	BH21 4EY	1	DEWBERRY CLOSE	Wimborne Minster Ward
£500,000	£502,682	DT1 3DS	12	DUGDALE ROAD	Dorchester Poundbury Ward
£194,995	£196,041	DT11 9FP	14	HORSESHOE CLOSE	Winterborne North Ward
£194,995	£196,041	DT11 9FP	15	HORSESHOE CLOSE	Winterborne North Ward
£355,000	£356,904	BH24 2FE	12	OMAHA ROAD	St. Leonards & St. Ives Ward
£390,000	£392,092	BH21 4FA	24	BLUEBELL CRESCENT	Wimborne Minster Ward
£225,995	£227,207	SP7 8FR	85	MAPLE ROAD	Shaftesbury Town Ward
£340,000	£341,824	BH24 2FE	17	OMAHA ROAD	St. Leonards & St. Ives Ward
£310,000	£311,663	BH31 7BA	2	HEATHER GARDENS	Verwood Ward
£356,995	£358,910	DT2 9UQ	11	HARVEST HILL	Charminster St. Mary's Ward

£276,995	£278,481	DT11 9FP	2	HORSESHOE CLOSE	Winterborne North Ward
£274,995	£276,470	DT11 9FP	1	HORSESHOE CLOSE	Winterborne North Ward
£399,000	£401,140	BH31 7BA	11	HEATHER GARDENS	Verwood Ward
£225,995	£227,207	SP7 8FR	83	MAPLE ROAD	Shaftesbury Town Ward
£417,500	£417,326	DT1 3EF	11	BINDON LANE	Dorchester Poundbury Ward
£900,000	£899,625	DT1 3HE	13	PAVILION GREEN EAST	Dorchester Poundbury Ward
£253,000	£252,895	DT3 5FQ	WEN PARK, 21	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£248,000	£247,897	DT3 5FQ	WEN PARK, 21	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£214,995	£217,772	DT9 4FR	8	DAIRY CLOSE	Sherborne West Ward
£210,495	£213,214	DT9 4FR	9	DAIRY CLOSE	Sherborne West Ward
£340,000	£344,392	BH21 4EW	6	COWSLIP ROAD	Wimborne Minster Ward
£298,000	£301,850	DT3 5FQ	WEN PARK, 21	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£337,500	£341,860	BH21 4EW	5	COWSLIP ROAD	Wimborne Minster Ward
£219,500	£222,335	DT4 OFL	10	FLINT WALK	Westham Ward
£228,000	£230,945	DT4 OFG	10	DAVIS CRESCENT	Westham Ward
£370,995	£375,787	DT2 9UQ	7	HARVEST HILL	Charminster St. Mary's Ward
£347,500	£351,989	BH21 4EW	11	COWSLIP ROAD	Wimborne Minster Ward
£302,000	£305,901	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£350,000	£354,521	BH21 4EW	10	COWSLIP ROAD	Wimborne Minster Ward
£347,500	£351,989	BH21 4EW	12	COWSLIP ROAD	Wimborne Minster Ward
£347,500	£351,989	BH21 4EW	13	COWSLIP ROAD	Wimborne Minster Ward
£340,000	£344,392	BH31 7BA	13	HEATHER GARDENS	Verwood Ward
£327,500	£331,731	BH31 7BA	14	HEATHER GARDENS	Verwood Ward
£275,000	£278,552	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£421,500	£426,945	DT1 3EF	13	BINDON LANE	Dorchester Poundbury Ward
£269,000	£272,475	DT4 OFG	8	DAVIS CRESCENT	Westham Ward
£251,000	£254,845	DT4 OFL	12	FLINT WALK	Westham Ward
£250,000	£253,830	DT4 OFL	4	FLINT WALK	Westham Ward
£215,000	£218,293	DT5 1FT	STLE COURT	MULBERRY AVENUE	Portland Ward
£239,995	£243,671	DT9 4FR	6	DAIRY CLOSE	Sherborne West Ward
£330,000	£335,055	DT3 4FN	48	OLDRIDGE ROAD	Chickerell Ward
£239,995	£243,671	DT9 4FR	7	DAIRY CLOSE	Sherborne West Ward
£300,000	£304,595	BH21 4EW	15	COWSLIP ROAD	Wimborne Minster Ward
£250,000	£253,830	DT4 OFL	1	FLINT WALK	Westham Ward
£238,995	£242,656	SP7 8FR	88	MAPLE ROAD	Shaftesbury Town Ward
£307,500	£312,210	BH21 4EW	16	COWSLIP ROAD	Wimborne Minster Ward
£375,000	£380,744	BH21 4EX	3	BEECH WAY	Wimborne Minster Ward
£370,000	£375,668	BH21 4EX	5	BEECH WAY	Wimborne Minster Ward
£370,000	£375,668	BH21 4EX	7	BEECH WAY	Wimborne Minster Ward
£330,000	£335,055	BH31 7BA	27	HEATHER GARDENS	Verwood Ward
£320,000	£324,902	BH31 7BA	26	HEATHER GARDENS	Verwood Ward
£243,985	£247,722	DT9 4FR	5	DAIRY CLOSE	Sherborne West Ward
£330,000	£335,055	BH31 7BA	23	HEATHER GARDENS	Verwood Ward
£337,500	£342,670	DT3 4FN	39	OLDRIDGE ROAD	Chickerell Ward
£238,995	£242,656	SP7 8FR	86	MAPLE ROAD	Shaftesbury Town Ward
£315,000	£319,825	BH21 2FS	1	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£260,000	£263,983	DT4 OFL	13	FLINT WALK	Westham Ward
£650,000	£659,957	DT1 3EA	19	DUKES PARADE	Dorchester Poundbury Ward
£335,000	£340,132	BH24 2FE	13	OMAHA ROAD	St. Leonards & St. Ives Ward
£385,000	£390,898	DT2 9UX	4	RYELANDS WAY	Charminster St. Mary's Ward
£240,000	£243,676	DT4 OFL	2	FLINT WALK	Westham Ward
£332,500	£337,593	DT3 6LB	DA COURT, 6	LITTLEMOOR ROAD	Littlemoor & Preston Ward
£300,000	£304,595	BH21 4EX	6	BEECH WAY	Wimborne Minster Ward
£290,000	£294,442	DT3 5FQ	WEN PARK, 21	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£235,000	£238,600	DT4 OFL	3	FLINT WALK	Westham Ward
£225,000	£228,447	DT4 OFL	11	FLINT WALK	Westham Ward

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£295,000	£299,519	BH21 4EX	4	BEECH WAY	Wimborne Minster Ward
£349,995	£355,356	DT2 9UQ	3	HARVEST HILL	Charminster St. Mary's Ward
£285,000	£289,366	DT2 9WQ	4	BROADRIDGE VIEWS	Chalk Valleys Ward
£355,000	£360,438	DT3 4FN	62	OLDRIDGE ROAD	Chickerell Ward
£257,500	£261,999	DT4 0TS	36	CURTIS WAY	Westham Ward
£320,000	£325,591	DT3 5FQ	OUR COURT	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£235,000	£239,106	DT4 0FG	14	DAVIS CRESCENT	Westham Ward
£291,500	£296,593	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£600,000	£610,483	DT1 3ES	18	HAYWARD ROAD	Dorchester Poundbury Ward
£209,995	£213,664	DT9 4FR	2	DAIRY CLOSE	Sherborne West Ward
£285,000	£289,979	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£252,500	£256,911	DT4 0FL	5	FLINT WALK	Westham Ward
£275,000	£279,805	DT3 5FQ	OUR COURT	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£315,000	£318,585	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£590,000	£596,715	DT1 3ES	16	HAYWARD ROAD	Dorchester Poundbury Ward
£312,000	£315,551	DT3 4GE	13	WILLOW WALK	Chickerell Ward
£357,000	£361,063	BH31 7BA	22	HEATHER GARDENS	Verwood Ward
£235,000	£237,675	DT4 0FG	16	DAVIS CRESCENT	Westham Ward
£295,000	£298,357	BH21 4EX	11	BEECH WAY	Wimborne Minster Ward
£279,950	£283,136	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£310,000	£313,528	BH21 2FS	17	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£325,000	£327,457	DT3 4GE	15	WILLOW WALK	Chickerell Ward
£313,000	£315,366	DT3 5FQ	OUR COURT	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£280,000	£282,116	SP8 5FL	5	ASH GREEN	Gillingham Ward
£499,979	£503,758	BH21 2FS	6	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£210,000	£211,587	DT9 4FR	3	DAIRY CLOSE	Sherborne West Ward
£234,995	£236,771	DT9 4FR	4	DAIRY CLOSE	Sherborne West Ward
£575,000	£573,184	DT1 3EA	27	DUKES PARADE	Dorchester Poundbury Ward
£395,000	£393,753	BH19 1FD	2	GREENSANDS WAY	Swanage Ward
£280,000	£279,116	SP8 5FL	6	ASH GREEN	Gillingham Ward
£515,000	£513,374	DT1 3ES	10	HAYWARD ROAD	Dorchester Poundbury Ward
£515,000	£513,374	DT1 3ES	12	HAYWARD ROAD	Dorchester Poundbury Ward
£587,500	£585,645	DT1 3EA	29	DUKES PARADE	Dorchester Poundbury Ward
£265,000	£264,163	SP8 5FL	4	ASH GREEN	Gillingham Ward
£340,000	£337,552	DT2 9UX	8	RYELANDS WAY	Charminster St. Mary's Ward
£344,995	£342,511	DT2 9UQ	9	HARVEST HILL	Charminster St. Mary's Ward
£295,000	£292,876	BH16 5FN	5	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£368,000	£365,351	BH19 1FD	13	GREENSANDS WAY	Swanage Ward
£272,500	£271,234	DT9 4FH	OUR COURT	HARBOUR WAY	Sherborne East Ward
£499,995	£497,672	BH21 2FS	8	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£850,000	£846,051	DT1 3HE	15	PAVILION GREEN EAST	Dorchester Poundbury Ward
£472,500	£470,305	BH21 2FS	3	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£359,995	£358,322	DT2 8GD	6	WEATHERBURY PLACE	Puddletown & Lower Winterborne Ward
£460,000	£457,863	BH21 2FS	15	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£400,000	£398,142	BH21 4FN	10	BUTTERCUP CLOSE	Wimborne Minster Ward
£400,000	£398,142	BH21 4FN	8	BUTTERCUP CLOSE	Wimborne Minster Ward
£357,000	£355,341	DT3 4FN	71	OLDRIDGE ROAD	Chickerell Ward
£365,000	£361,983	BH19 1FD	8	GREENSANDS WAY	Swanage Ward
£365,000	£361,983	BH24 2FH	5	GOLD DRIVE	St. Leonards & St. Ives Ward
£355,000	£352,065	DT2 8GD	5	WEATHERBURY PLACE	Puddletown & Lower Winterborne Ward
£231,995	£230,077	DT9 4FE	61	TWELVE ACRES	Sherborne West Ward
£250,000	£247,933	DT4 0FG	11	DAVIS CRESCENT	Westham Ward
£364,995	£364,995	BH21 2FS	31	CONSTANCE ROAD	Colehill & Wimborne Minster East Ward
£277,500	£277,500	BH16 5FN	11	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£344,995	£344,995	DT2 9UQ	1	HARVEST HILL	Charminster St. Mary's Ward
£368,000	£368,000	BH19 1FD	10	GREENSANDS WAY	Swanage Ward

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£365,000	£365,000	BH24 2FH	7	GOLD DRIVE	St. Leonards & St. Ives Ward
£224,000	£245,028	DT4 0FH	23	ORCHARD WAY	Westham Ward
£465,000	£508,652	BH24 2FB	12	NEPTUNE DRIVE	St. Leonards & St. Ives Ward
£350,000	£384,686	DT3 6FF	31	GENTIAN WAY	Littlemoor & Preston Ward
£344,995	£379,185	DT2 9UX	10	RYELANDS WAY	Charminster St. Mary's Ward
£365,000	£399,461	BH24 2FH	9	GOLD DRIVE	St. Leonards & St. Ives Ward
£270,000	£295,492	SP8 5FL	3	ASH GREEN	Gillingham Ward
£365,000	£399,461	BH21 1EN	5B	VICTORIA ROAD	Wimborne Minster Ward
£353,000	£386,328	DT3 4FN	73	OLDRIDGE ROAD	Chickerell Ward
£283,978	£310,789	DT9 4FP	7	SHUTLER STREET	Sherborne West Ward
£248,200	£274,470	BH19 1FB	5	BRICKYARD CLOSE	Swanage Ward
£330,000	£364,928	DT3 6LB	DA COURT, 6	LITTLEMOOR ROAD	Littlemoor & Preston Ward
£248,200	£274,470	BH19 1FB	6	BRICKYARD CLOSE	Swanage Ward
£340,000	£377,300	DT3 4GE	14	WILLOW WALK	Chickerell Ward
£445,000	£493,819	DT1 3EY	7	CONINGSBY PLACE	Dorchester Poundbury Ward
£335,000	£367,836	DT2 9UX	6	RYELANDS WAY	Charminster St. Mary's Ward
£280,000	£307,445	BH16 5FN	10	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£295,000	£323,915	BH16 5FN	4	SWANN HILL GARDENS	Lytchett Matravers & Upton Ward
£322,500	£354,110	DT3 6LB	DA COURT, 6	LITTLEMOOR ROAD	Littlemoor & Preston Ward
£340,000	£373,326	DT2 9WQ	RIDGE VIEWS	HIGH STREET	Chalk Valleys Ward
£362,500	£396,302	DT8 3FP	2	FRANCIS MEWS	Beaminster Ward
£350,000	£359,401	DT10 1FT	6	CHESTNUT CLOSE	Stalbridge & Marnhull Ward
£240,000	£269,162	DT1 3DN	2	HARPTREE COURT	Dorchester Poundbury Ward
£265,000	£297,200	DT3 4FN	23	OLDRIDGE ROAD	Chickerell Ward
£327,995	£367,849	BH21 2FD	113	POTTLE WALK	Wimborne Minster Ward
£465,000	£521,502	DT1 3AW	9	LADOCK TERRACE	Dorchester Poundbury Ward
£343,000	£384,677	DT1 3DF	29	LISCOMBE STREET	Dorchester Poundbury Ward
£245,000	£274,770	DT3 6FN	12	SEDGE PLACE	Littlemoor & Preston Ward
£165,000	£185,049	DT3 6FN	42	SEDGE PLACE	Littlemoor & Preston Ward
£165,000	£185,049	DT3 6FN	24	SEDGE PLACE	Littlemoor & Preston Ward
£249,995	£280,372	DT1 1WQ	80	LUBBECKE WAY	Dorchester East Ward
£179,995	£201,866	DT9 4FD	19	CARPENTERS	Sherborne West Ward
£350,000	£392,528	BH20 4FL	23	WESTERMAN WAY	Wareham Ward
£208,000	£233,274	SP7 8GR	28	MAMPITTS LANE	Shaftesbury Town Ward
£202,000	£226,545	DT5 2LT	14	ALM PLACE	Portland Ward
£210,000	£235,249	DT5 2LT	22	ALM PLACE	Portland Ward
£260,000	£291,260	DT1 3DF	9	LISCOMBE STREET	Dorchester Poundbury Ward
£359,995	£403,278	BH21 2FD	117	POTTLE WALK	Wimborne Minster Ward
£355,000	£397,682	DT1 3DB	13	REEVE STREET	Dorchester Poundbury Ward
£340,000	£380,879	DT1 3DF	31	LISCOMBE STREET	Dorchester Poundbury Ward
£150,000	£168,035	DT3 4FR	16	FARWELL CRESCENT	Chickerell Ward
£217,495	£243,645	SP7 8GR	26	MAMPITTS LANE	Shaftesbury Town Ward
£345,000	£386,480	BH20 4FL	27	WESTERMAN WAY	Wareham Ward
£358,000	£401,043	BH20 4FL	25	WESTERMAN WAY	Wareham Ward
£353,995	£396,556	BH21 2FD	119	POTTLE WALK	Wimborne Minster Ward
£300,000	£336,069	DT1 1WT	14	RED COW LANE	Dorchester East Ward
£262,500	£294,061	BH22 9FN	3	BALMORAL PLACE	Ferndown North Ward
£210,000	£235,249	SP7 8GR	24	MAMPITTS LANE	Shaftesbury Town Ward
£285,000	£319,266	DT9 4ER	11	AMORS DROVE	Sherborne West Ward
£420,000	£468,231	DT1 3DF	35	LISCOMBE STREET	Dorchester Poundbury Ward
£350,000	£390,193	DT1 3DB	15	REEVE STREET	Dorchester Poundbury Ward
£340,000	£379,044	DT1 3DF	33	LISCOMBE STREET	Dorchester Poundbury Ward
£265,000	£295,432	DT3 6FN	5	SEDGE PLACE	Littlemoor & Preston Ward
£275,000	£306,580	DT1 3DF	7	LISCOMBE STREET	Dorchester Poundbury Ward
£310,000	£345,599	BH21 1GP	2	CROWN MEAD MEWS	Wimborne Minster Ward
£370,000	£412,489	BH21 2FD	49	POTTLE WALK	Wimborne Minster Ward

£350,000	£390,193	BH21 2FD	121	POTTLE WALK	Wimborne Minster Ward
£199,950	£222,911	DT3 4FR	14	FARWELL CRESCENT	Chickerell Ward
£364,000	£405,800	DT3 4FQ	8	ELLIOTT WAY	Chickerell Ward
£305,000	£340,025	BH21 1GP	3	CROWN MEAD MEWS	Wimborne Minster Ward
£260,000	£289,857	DT1 3DF	11	LISCOMBE STREET	Dorchester Poundbury Ward
£179,995	£200,665	DT9 4FD	17	CARPENTERS	Sherborne West Ward
£345,000	£384,618	DT9 4ER	7	AMORS DROVE	Sherborne West Ward
£179,995	£200,665	DT9 4FD	15	CARPENTERS	Sherborne West Ward
£275,000	£306,580	DT11 7QX	5	OLD OAK GARDENS	Blandford Ward
£260,000	£289,857	DT3 6FN	3	SEDGE PLACE	Littlemoor & Preston Ward
£262,000	£292,087	DT1 3DF	13	LISCOMBE STREET	Dorchester Poundbury Ward
£195,000	£217,393	DT3 4FR	12	FARWELL CRESCENT	Chickerell Ward
£233,500	£260,314	DT3 4FX	BUDMOUTH	EVERDENE DRIVE	Chickerell Ward
£208,000	£231,886	DT5 2LT	20	ALM PLACE	Portland Ward
£265,000	£295,432	DT3 6FN	34	SEDGE PLACE	Littlemoor & Preston Ward
£250,000	£278,709	DT1 3AZ	14	BUTTERMARKET	Dorchester Poundbury Ward
£207,500	£231,329	DT5 2LT	18	ALM PLACE	Portland Ward
£250,000	£278,709	DT1 1WQ	82	LUBBECKE WAY	Dorchester East Ward
£245,000	£273,135	DT1 1WQ	83	LUBBECKE WAY	Dorchester East Ward
£353,995	£394,646	BH21 2FD	125	POTTLE WALK	Wimborne Minster Ward
£265,995	£296,541	DT9 4ER	13	AMORS DROVE	Sherborne West Ward
£76,000	£84,728	DT3 4FP	2	NORTHOVER LANE	Chickerell Ward
£185,000	£205,218	DT11 8UB	6	WILLOW PARK	Hill Forts & Upper Tarrants Ward
£270,000	£299,507	DT3 4FS	27	GREYS ROAD	Chickerell Ward
£270,000	£299,507	DT3 4FS	25	GREYS ROAD	Chickerell Ward
£201,500	£223,521	DT5 2LT	16	ALM PLACE	Portland Ward
£359,995	£399,337	BH21 2FD	123	POTTLE WALK	Wimborne Minster Ward
£273,000	£302,835	DT3 4FS	29	GREYS ROAD	Chickerell Ward
£247,500	£274,548	DT3 4FX	BUDMOUTH	EVERDENE DRIVE	Chickerell Ward
£295,000	£327,239	DT3 4FS	15	GREYS ROAD	Chickerell Ward
£325,000	£356,763	DT1 1WT	13	RED COW LANE	Dorchester East Ward
£195,000	£214,058	DT3 4FR	13	FARWELL CRESCENT	Chickerell Ward
£260,000	£285,410	DT11 OFF	26	OLD DAIRY	Blackmore Vale Ward
£272,000	£298,583	DT3 4FS	31	GREYS ROAD	Chickerell Ward
£250,000	£274,433	DT1 1WQ	85	LUBBECKE WAY	Dorchester East Ward
£270,000	£296,387	DT1 1WT	17	RED COW LANE	Dorchester East Ward
£275,000	£301,876	DT3 4FS	33	GREYS ROAD	Chickerell Ward
£208,000	£228,328	DT5 2LT	12	ALM PLACE	Portland Ward
£275,000	£303,060	DT5 1FL	5	PENNSYLVANIA CLOSE	Portland Ward
£300,000	£330,611	DT1 1WT	15	RED COW LANE	Dorchester East Ward
£255,000	£281,019	DT1 1WR	2	DRAGONS COURT	Dorchester East Ward
£250,000	£275,509	DT11 OFF	25	OLD DAIRY	Blackmore Vale Ward
£285,000	£314,080	DT5 1FL	6	PENNSYLVANIA CLOSE	Portland Ward
£159,995	£176,320	SP7 8GT	20	ANSTEE ROAD	Shaftesbury Town Ward
£154,995	£170,810	SP7 8GT	24	ANSTEE ROAD	Shaftesbury Town Ward
£219,995	£242,442	DT9 4FB	34	AMORS DROVE	Sherborne West Ward
£256,500	£282,672	DT11 OFF	24	OLD DAIRY	Blackmore Vale Ward
£324,995	£358,156	BH21 2FG	84	HOWARTH ROAD	Wimborne Minster Ward
£239,995	£264,483	DT9 4ER	47	AMORS DROVE	Sherborne West Ward
£166,995	£184,034	SP7 8GT	55	ANSTEE ROAD	Shaftesbury Town Ward
£162,995	£179,626	SP7 8GT	57	ANSTEE ROAD	Shaftesbury Town Ward
£229,995	£253,463	DT9 4ER	45	AMORS DROVE	Sherborne West Ward
£159,995	£176,320	SP7 8GT	26	ANSTEE ROAD	Shaftesbury Town Ward
£154,995	£170,810	SP7 8GT	22	ANSTEE ROAD	Shaftesbury Town Ward
£247,000	£270,661	DT3 6FN	10	SEDGE PLACE	Littlemoor & Preston Ward
£195,000	£213,680	DT3 4FR	11	FARWELL CRESCENT	Chickerell Ward

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£299,000	£327,643	DT3 4FS	19	GREYS ROAD	Chickerell Ward
£200,000	£219,159	SP7 8JF	11	LYONS WALK	Shaftesbury Town Ward
£250,000	£273,949	DT1 1WQ	84	LUBBECKE WAY	Dorchester East Ward
£329,995	£361,607	BH21 2FG	86	HOWARTH ROAD	Wimborne Minster Ward
£280,000	£306,823	DT1 1WT	16	RED COW LANE	Dorchester East Ward
£166,995	£182,992	SP7 8GT	61	ANSTEE ROAD	Shaftesbury Town Ward
£270,000	£293,144	DT3 6FN	32	SEDGE PLACE	Littlemoor & Preston Ward
£325,000	£352,858	DT1 3DF	39	LISCOMBE STREET	Dorchester Poundbury Ward
£320,000	£347,429	DT1 3DF	45	LISCOMBE STREET	Dorchester Poundbury Ward
£265,000	£287,715	DT3 6FN	30	SEDGE PLACE	Littlemoor & Preston Ward
£179,995	£195,424	DT9 4ER	43	AMORS DROVE	Sherborne West Ward
£292,000	£317,029	DT1 3DB	6	REEVE STREET	Dorchester Poundbury Ward
£290,000	£314,858	DT1 3DB	8	REEVE STREET	Dorchester Poundbury Ward
£290,000	£314,858	DT1 3DB	12	REEVE STREET	Dorchester Poundbury Ward
£288,000	£312,686	DT1 3DB	10	REEVE STREET	Dorchester Poundbury Ward
£219,995	£238,852	DT9 4FB	30	AMORS DROVE	Sherborne West Ward
£270,000	£288,997	DT3 6FN	15	SEDGE PLACE	Littlemoor & Preston Ward
£319,995	£342,510	BH21 2FG	88	HOWARTH ROAD	Wimborne Minster Ward
£183,995	£196,941	DT9 4ER	41	AMORS DROVE	Sherborne West Ward
£292,000	£312,545	DT1 3DB	14	REEVE STREET	Dorchester Poundbury Ward
£223,995	£239,755	DT9 4FB	28	AMORS DROVE	Sherborne West Ward
£345,000	£368,906	DT11 9PB	14	CHARLTON MEAD	Winterborne North Ward
£350,000	£374,253	DT1 1HU	WHITE HART	HIGH EAST STREET	Dorchester West Ward
£215,000	£229,898	DT3 6FH	24	GENTIAN WAY	Littlemoor & Preston Ward
£214,950	£229,845	DT4 7FH	1	LODMOOR HILL	Radipole Ward
£265,000	£283,363	DT3 6FN	28	SEDGE PLACE	Littlemoor & Preston Ward
£295,000	£315,442	BH21 2FE	12	GRIFFIN CLOSE	Wimborne Minster Ward
£219,000	£234,175	DT9 4FA	1	STAFFORD ROAD	Sherborne West Ward
£450,000	£481,182	DT1 3DF	57	LISCOMBE STREET	Dorchester Poundbury Ward
£307,000	£328,273	BH21 2FG	82	HOWARTH ROAD	Wimborne Minster Ward
£325,000	£350,025	DT1 3DF	47	LISCOMBE STREET	Dorchester Poundbury Ward
£215,000	£231,555	DT3 6FH	20	GENTIAN WAY	Littlemoor & Preston Ward
£303,500	£326,870	BH21 2FG	90	HOWARTH ROAD	Wimborne Minster Ward
£205,000	£220,785	DT3 6FH	22	GENTIAN WAY	Littlemoor & Preston Ward
£248,000	£267,096	DT4 7FH	9	LODMOOR HILL	Radipole Ward
£192,995	£207,856	DT9 4FB	58	AMORS DROVE	Sherborne West Ward
£350,000	£376,950	DT1 1HU	WHITE HART	HIGH EAST STREET	Dorchester West Ward
£395,000	£425,415	DT1 3DF	51	LISCOMBE STREET	Dorchester Poundbury Ward
£190,000	£204,630	DT4 OTS	29	CURTIS WAY	Westham Ward
£292,000	£314,484	BH21 2FG	92	HOWARTH ROAD	Wimborne Minster Ward
£252,000	£271,404	DT4 7FH	3	LODMOOR HILL	Radipole Ward
£250,000	£271,155	DT1 1WS	2	LONG BRIDGE WAY	Dorchester East Ward
£317,500	£344,367	DT1 3DF	43	LISCOMBE STREET	Dorchester Poundbury Ward
£250,000	£271,155	DT3 6FQ	22	HAREBELL DRIVE	Littlemoor & Preston Ward
£240,000	£260,309	DT3 6FQ	20	HAREBELL DRIVE	Littlemoor & Preston Ward
£280,000	£303,693	DT5 1FL	3	PENNSYLVANIA CLOSE	Portland Ward
£295,000	£319,963	DT3 4FS	17	GREYS ROAD	Chickerell Ward
£179,995	£195,226	DT9 4FB	56	AMORS DROVE	Sherborne West Ward
£158,000	£171,370	SP7 8GT	59	ANSTEE ROAD	Shaftesbury Town Ward
£385,000	£417,579	DT1 3DF	53	LISCOMBE STREET	Dorchester Poundbury Ward
£244,995	£265,726	DT9 4ER	49	AMORS DROVE	Sherborne West Ward
£187,500	£203,366	DT4 OTS	11	CURTIS WAY	Westham Ward
£219,995	£238,611	DT9 4FA	5	STAFFORD ROAD	Sherborne West Ward
£104,000	£112,800	DT11 7FY	19	SHARP CLOSE	Blandford Ward
£214,950	£233,139	DT4 7FH	15	LODMOOR HILL	Radipole Ward
£190,000	£206,078	DT4 OTS	9	CURTIS WAY	Westham Ward
£252,000	£273,324	DT4 7FH	11	LODMOOR HILL	Radipole Ward

£305,000	£330,809	BH21 2FG	94	HOWARTH ROAD	Wimborne Minster Ward
£385,000	£415,137	DT1 3DF	55	LISCOMBE STREET	Dorchester Poundbury Ward
£190,000	£204,873	DT4 0TS	17	CURTIS WAY	Westham Ward
£317,500	£342,354	DT1 3DF	41	LISCOMBE STREET	Dorchester Poundbury Ward
£311,500	£335,884	DT1 1HU	WHITE HART	HIGH EAST STREET	Dorchester West Ward
£238,000	£256,630	DT4 0TS	7	CURTIS WAY	Westham Ward
£297,000	£320,249	DT3 4FU	41	LILLY LANE	Chickerell Ward
£284,995	£307,304	DT9 4ER	9	AMORS DROVE	Sherborne West Ward
£240,000	£258,787	DT4 0TS	5	CURTIS WAY	Westham Ward
£280,000	£301,918	DT1 1WS	3	LONG BRIDGE WAY	Dorchester East Ward
£255,000	£273,462	DT3 4FU	53	LILLY LANE	Chickerell Ward
£205,000	£219,842	DT4 0TS	15	CURTIS WAY	Westham Ward
£375,000	£402,151	DT1 1HU	WHITE HART	HIGH EAST STREET	Dorchester West Ward
£317,500	£340,488	DT3 4FS	23	GREYS ROAD	Chickerell Ward
£246,000	£263,811	DT4 7FH	5	LODMOOR HILL	Radipole Ward
£242,500	£260,057	DT4 7FH	7	LODMOOR HILL	Radipole Ward
£190,000	£203,756	DT4 0TS	27	CURTIS WAY	Westham Ward
£210,000	£225,204	DT4 0TS	25	CURTIS WAY	Westham Ward
£299,950	£321,667	DT1 3DH	22	MARSDEN STREET	Dorchester Poundbury Ward
£264,995	£284,181	DT9 4FB	36	AMORS DROVE	Sherborne West Ward
£260,000	£278,622	DT3 6FH	32	GENTIAN WAY	Littlemoor & Preston Ward
£193,000	£206,823	DT9 4ER	57	AMORS DROVE	Sherborne West Ward
£184,995	£198,245	DT9 4ER	53	AMORS DROVE	Sherborne West Ward
£255,000	£273,264	DT3 4FU	47	LILLY LANE	Chickerell Ward
£252,000	£270,049	DT3 4FU	51	LILLY LANE	Chickerell Ward
£192,500	£206,287	DT4 0TS	13	CURTIS WAY	Westham Ward
£315,000	£337,561	DT1 3DH	26	MARSDEN STREET	Dorchester Poundbury Ward
£305,000	£326,845	DT3 4FR	7	FARWELL CRESCENT	Chickerell Ward
£316,995	£339,699	DT9 4ER	5	AMORS DROVE	Sherborne West Ward
£305,000	£326,845	DT1 3DH	19	MARSDEN STREET	Dorchester Poundbury Ward
£300,000	£321,487	DT1 3DH	15	MARSDEN STREET	Dorchester Poundbury Ward
£300,000	£321,487	DT1 3DH	17	MARSDEN STREET	Dorchester Poundbury Ward
£240,000	£257,190	DT3 4FR	6	FARWELL CRESCENT	Chickerell Ward
£179,995	£192,887	DT9 4ER	67	AMORS DROVE	Sherborne West Ward
£305,000	£326,845	DT1 3DH	13	MARSDEN STREET	Dorchester Poundbury Ward
£174,995	£187,529	DT9 4ER	69	AMORS DROVE	Sherborne West Ward
£296,370	£317,597	DT1 3DH	24	MARSDEN STREET	Dorchester Poundbury Ward
£275,000	£294,696	DT1 1WS	4	LONG BRIDGE WAY	Dorchester East Ward
£255,000	£273,264	DT4 7FH	13	LODMOOR HILL	Radipole Ward
£290,000	£308,669	DT1 1WS	1	LONG BRIDGE WAY	Dorchester East Ward
£180,000	£191,588	DT5 2AD	17	PARK ROAD	Portland Ward
£297,000	£316,120	DT3 4FU	43	LILLY LANE	Chickerell Ward
£177,500	£188,927	DT5 2AD	18	PARK ROAD	Portland Ward
£235,000	£250,128	DT3 4FR	5	FARWELL CRESCENT	Chickerell Ward
£226,495	£241,076	DT9 4ER	51	AMORS DROVE	Sherborne West Ward
£205,000	£218,197	DT5 2AD	19	PARK ROAD	Portland Ward
£485,000	£512,434	DT1 3DH	30	MARSDEN STREET	Dorchester Poundbury Ward
£510,000	£538,848	DT1 3DW	30	CROWN STREET WEST	Dorchester Poundbury Ward
£295,000	£311,687	DT1 1WS	5	LONG BRIDGE WAY	Dorchester East Ward
£255,000	£269,424	DT4 0TS	3	CURTIS WAY	Westham Ward
£299,950	£316,917	DT3 4FU	45	LILLY LANE	Chickerell Ward
£482,500	£509,793	DT1 3DH	28	MARSDEN STREET	Dorchester Poundbury Ward
£193,000	£203,917	DT9 4ER	71	AMORS DROVE	Sherborne West Ward
£252,000	£266,254	DT3 4FU	49	LILLY LANE	Chickerell Ward
£299,995	£316,964	DT9 4ER	77	AMORS DROVE	Sherborne West Ward
£205,000	£216,596	DT3 6FL	18	ADDISON MEWS	Littlemoor & Preston Ward

£289,995	£306,399	DT9 4ER		79	AMORS DROVE	Sherborne West Ward
£280,995	£296,889	DT9 4ER		81	AMORS DROVE	Sherborne West Ward
£260,000	£274,707	DT1 3ET		6	HAMSLADE STREET	Dorchester Poundbury Ward
£289,995	£306,399	DT9 4ER		73	AMORS DROVE	Sherborne West Ward
£300,000	£314,968	DT1 1HU	WHITE HART		HIGH EAST STREET	Dorchester West Ward
£212,000	£222,577	SP7 8JF		10	LYONS WALK	Shaftesbury Town Ward
£257,500	£270,348	DT3 4FU		13	LILLY LANE	Chickerell Ward
£255,000	£267,723	DT3 4FU		11	LILLY LANE	Chickerell Ward
£210,000	£220,478	DT3 6FL		19	ADDISON MEWS	Littlemoor & Preston Ward
£312,500	£328,092	DT3 4FU		17	LILLY LANE	Chickerell Ward
£303,500	£318,643	DT3 4FU		39	LILLY LANE	Chickerell Ward
£205,000	£215,228	DT3 6FL		16	ADDISON MEWS	Littlemoor & Preston Ward
£330,000	£346,465	DT1 1HU	WHITE HART		HIGH EAST STREET	Dorchester West Ward
£260,000	£272,972	DT3 4FU		9	LILLY LANE	Chickerell Ward
£505,000	£530,196	BH24 2EE	ROSEMARY C		HORTON ROAD	St. Leonards & St. Ives Ward
£187,696	£197,061	DT9 4ER		55	AMORS DROVE	Sherborne West Ward
£320,000	£335,966	DT3 6FH		28	GENTIAN WAY	Littlemoor & Preston Ward
£390,000	£407,610	DT11 9PB		33	CHARLTON MEAD	Winterborne North Ward
£495,000	£517,351	DT1 3DF		50	LISCOMBE STREET	Dorchester Poundbury Ward
£308,500	£322,430	DT3 4FU		19	LILLY LANE	Chickerell Ward
£379,995	£397,153	BH22 9FS		5	WOODLAND AVENUE	Ferndown South Ward
£329,995	£344,895	BH22 9FW		38	PADDOCKS WAY	Ferndown South Ward
£329,995	£344,895	BH22 9FW		39	PADDOCKS WAY	Ferndown South Ward
£329,995	£344,895	BH22 9FS		8	WOODLAND AVENUE	Ferndown South Ward
£319,995	£334,444	BH22 9FS		1	WOODLAND AVENUE	Ferndown South Ward
£439,995	£459,862	BH22 9FW		40	PADDOCKS WAY	Ferndown South Ward
£257,500	£269,127	DT3 4FU		5	LILLY LANE	Chickerell Ward
£210,000	£219,482	DT3 6FL		17	ADDISON MEWS	Littlemoor & Preston Ward
£369,995	£386,701	BH22 9FS		4	WOODLAND AVENUE	Ferndown South Ward
£359,995	£376,250	BH22 9FS		7	WOODLAND AVENUE	Ferndown South Ward
£260,000	£269,710	DT3 4FU		7	LILLY LANE	Chickerell Ward
£86,000	£89,212	DT11 OFF		6	OLD DAIRY	Blackmore Vale Ward
£392,500	£407,158	DT1 3ED		1	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£385,000	£399,378	DT1 3ED		3	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£300,000	£311,204	DT3 4FR		9	FARWELL CRESCENT	Chickerell Ward
£330,000	£342,324	DT1 3ED		5	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£295,000	£306,017	BH19 2SE		11	JUBILEE ROAD	Swanage Ward
£335,000	£342,011	DT1 3ED		7	GALLOWES DOWN LANE	Dorchester Poundbury Ward
£359,995	£362,885	BH22 9FS		3	WOODLAND AVENUE	Ferndown South Ward
£310,000	£312,488	BH19 2SE	9A		JUBILEE ROAD	Swanage Ward
£397,950	£401,144	DT1 3EB		1	EAST DOWN LANE	Dorchester Poundbury Ward
£365,000	£367,930	BH22 9FW		34	PADDOCKS WAY	Ferndown South Ward
£378,495	£381,533	BH22 9FW		33	PADDOCKS WAY	Ferndown South Ward
£375,000	£378,010	DT1 1HU	WHITE HART		HIGH EAST STREET	Dorchester West Ward
£458,000	£461,676	DT4 9BU		21	OSPREY ROAD	Rodwell & Wyke Ward
£359,995	£362,885	BH22 9FW		32	PADDOCKS WAY	Ferndown South Ward
£350,000	£352,809	BH22 9FW		36	PADDOCKS WAY	Ferndown South Ward
£399,950	£401,515	DT1 3EB		2	EAST DOWN LANE	Dorchester Poundbury Ward
£359,995	£361,403	BH22 9FS		6	WOODLAND AVENUE	Ferndown South Ward
£275,000	£276,076	DT1 1HU	WHITE HART		HIGH EAST STREET	Dorchester West Ward
£359,995	£361,403	BH22 9FW		35	PADDOCKS WAY	Ferndown South Ward
£250,000	£250,978	DT11 9PB		41	CHARLTON MEAD	Winterborne North Ward
£327,500	£328,781	BH24 2FA		6	VICTORY WAY	St. Leonards & St. Ives Ward
£293,000	£294,146	DT3 4FR		4	FARWELL CRESCENT	Chickerell Ward
£475,000	£476,858	DT1 3DF		46	LISCOMBE STREET	Dorchester Poundbury Ward

£525,000	£527,054	DT1 3DF		52	LISCOMBE STREET	Dorchester Poundbury Ward
£210,000	£210,821	DT3 6FL		13	ADDISON MEWS	Littlemoor & Preston Ward
£324,995	£326,266	BH24 2FA		15	VICTORY WAY	St. Leonards & St. Ives Ward
£319,995	£321,247	BH24 2FA		9	VICTORY WAY	St. Leonards & St. Ives Ward
£269,995	£271,051	BH24 2FA		11	VICTORY WAY	St. Leonards & St. Ives Ward
£319,995	£324,252	BH24 2FA		13	VICTORY WAY	St. Leonards & St. Ives Ward
£285,000	£288,792	BH16 5FF		11	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£525,000	£531,985	DT1 3ET		8	HAMSLADE STREET	Dorchester Poundbury Ward
£312,000	£316,151	DT3 4FS		7	GREYS ROAD	Chickerell Ward
£245,000	£248,260	BH16 5FF		27	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£240,000	£243,193	BH16 5FF		25	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£312,000	£316,151	DT3 4FS		5	GREYS ROAD	Chickerell Ward
£525,000	£531,985	DT1 3DW		34	CROWN STREET WEST	Dorchester Poundbury Ward
£295,000	£298,925	BH19 2SE	11A		JUBILEE ROAD	Swanage Ward
£358,995	£363,771	BH22 9FS		2	WOODLAND AVENUE	Ferndown South Ward
£295,000	£298,925	BH16 5FF		19	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£235,000	£238,127	DT3 6FL		2	ADDISON MEWS	Littlemoor & Preston Ward
£340,000	£344,524	DT1 3EB		5	EAST DOWN LANE	Dorchester Poundbury Ward
£290,000	£293,858	BH16 5FF		12	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£285,000	£288,792	BH16 5FF		17	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£285,000	£288,792	BH16 5FF		18	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£240,000	£243,193	BH16 5FF		26	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£370,000	£374,923	BH16 5FF		24	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£280,000	£283,725	BH16 5FF		21	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£275,000	£278,659	BH16 5FF		20	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£290,000	£293,858	BH16 5FF		16	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£280,000	£283,725	BH16 5FF		10	OSPREY CLOSE	Lytchett Matravers & Upton Ward
£485,000	£491,453	DT1 3DF		48	LISCOMBE STREET	Dorchester Poundbury Ward
£475,000	£481,320	DT1 3DF		40	LISCOMBE STREET	Dorchester Poundbury Ward
£270,000	£275,627	BH24 2FA		8	VICTORY WAY	St. Leonards & St. Ives Ward
£595,000	£607,400	BH21 2FP		2	THE CLOISTERS	Ferndown North Ward
£600,000	£612,504	BH21 2FP		4	THE CLOISTERS	Ferndown North Ward
£295,000	£301,148	DT5 1FJ		31	PENNSYLVANIA WAY	Portland Ward
£310,000	£316,461	BH24 2FN		4	MULBERRY COURT	St. Leonards & St. Ives Ward
£195,000	£199,064	DT3 6FL		5	ADDISON MEWS	Littlemoor & Preston Ward
£315,000	£321,565	DT3 4FS		9	GREYS ROAD	Chickerell Ward
£365,995	£373,623	BH22 9FW		31	PADDOCKS WAY	Ferndown South Ward
£340,000	£347,086	DT1 3EB		6	EAST DOWN LANE	Dorchester Poundbury Ward
£315,000	£321,565	DT3 4FS		3	GREYS ROAD	Chickerell Ward
£450,000	£458,150	DT4 9BU		17	OSPREY ROAD	Rodwell & Wyke Ward
£345,000	£351,248	DT1 3EB		7	EAST DOWN LANE	Dorchester Poundbury Ward
£415,000	£422,516	DT11 9PB		39	CHARLTON MEAD	Winterborne North Ward
£667,500	£679,589	BH21 2FP		5	THE CLOISTERS	Ferndown North Ward
£302,500	£307,979	DT4 OTS		19	CURTIS WAY	Westham Ward
£283,000	£288,125	DT3 4FR		2	FARWELL CRESCENT	Chickerell Ward
£195,000	£198,532	DT3 6FL		6	ADDISON MEWS	Littlemoor & Preston Ward
£585,000	£595,595	DT1 3EB		8	EAST DOWN LANE	Dorchester Poundbury Ward
£279,995	£285,066	BH24 2FJ		38	NORMANDY WAY	St. Leonards & St. Ives Ward
£314,995	£320,700	BH24 2FN		6	MULBERRY COURT	St. Leonards & St. Ives Ward
£274,995	£279,976	BH24 2FJ		36	NORMANDY WAY	St. Leonards & St. Ives Ward
£320,000	£325,796	BH24 2FA		10	VICTORY WAY	St. Leonards & St. Ives Ward
£310,000	£315,614	DT5 1FJ		25	PENNSYLVANIA WAY	Portland Ward
£485,000	£493,784	BH24 2EE	THYME COTT		HORTON ROAD	St. Leonards & St. Ives Ward
£279,995	£285,361	BH24 2FJ		34	NORMANDY WAY	St. Leonards & St. Ives Ward
£280,000	£285,366	BH16 5FJ		4	SPENCER MEWS	Lytchett Matravers & Upton Ward

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£410,000	£417,858	DT1 3DS		18	DUGDALE ROAD	Dorchester Poundbury Ward
£260,000	£264,983	DT3 4FR		10	FARWELL CRESCENT	Chickerell Ward
£269,995	£275,170	BH24 2FJ		22	NORMANDY WAY	St. Leonards & St. Ives Ward
£264,995	£270,074	BH24 2FJ		24	NORMANDY WAY	St. Leonards & St. Ives Ward
£279,995	£285,361	BH24 2FA		24	VICTORY WAY	St. Leonards & St. Ives Ward
£300,000	£305,750	BH16 5FJ		2	SPENCER MEWS	Lytchett Matravers & Upton Ward
£269,995	£275,170	BH24 2FJ		20	NORMANDY WAY	St. Leonards & St. Ives Ward
£274,995	£280,266	BH24 2FJ		18	NORMANDY WAY	St. Leonards & St. Ives Ward
£279,995	£285,361	BH24 2FA		14	VICTORY WAY	St. Leonards & St. Ives Ward
£279,995	£285,361	BH24 2FA		18	VICTORY WAY	St. Leonards & St. Ives Ward
£274,995	£280,266	BH24 2FA		16	VICTORY WAY	St. Leonards & St. Ives Ward
£215,000	£219,121	DT4 0TS		12	CURTIS WAY	Westham Ward
£245,000	£249,696	SP8 5PG		9	WEST BOURTON ROAD	Gillingham Ward
£305,000	£310,846	BH24 2FN		5	MULBERRY COURT	St. Leonards & St. Ives Ward
£300,000	£305,750	BH24 2FA		20	VICTORY WAY	St. Leonards & St. Ives Ward
£325,000	£329,947	DT11 9FE		16	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£324,995	£329,942	BH24 2FA		26	VICTORY WAY	St. Leonards & St. Ives Ward
£202,500	£205,582	DT4 0TS		14	CURTIS WAY	Westham Ward
£160,000	£162,436	DT5 1HJ	14A		MOORFIELD ROAD	Portland Ward
£545,000	£553,296	DT1 3EB		3	EAST DOWN LANE	Dorchester Poundbury Ward
£395,000	£401,013	DT11 9FE		15	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£300,000	£308,547	DT4 7FF		6	PRINCESS GARDENS	Radipole Ward
£450,000	£462,820	DT1 3DF		36	LISCOMBE STREET	Dorchester Poundbury Ward
£188,000	£193,356	DT10 1FF		26	STOURCASTLE	Sturminster Newton Ward
£490,000	£503,960	DT1 3DW		40	CROWN STREET WEST	Dorchester Poundbury Ward
£199,995	£205,693	DT9 4FQ		2	KEARVELL PLACE	Sherborne West Ward
£199,995	£205,693	DT9 4FQ		6	KEARVELL PLACE	Sherborne West Ward
£195,995	£201,579	DT9 4FQ		4	KEARVELL PLACE	Sherborne West Ward
£218,995	£225,234	DT9 4FQ		14	KEARVELL PLACE	Sherborne West Ward
£214,995	£221,120	DT9 4FQ		12	KEARVELL PLACE	Sherborne West Ward
£390,000	£401,111	DT11 9FE		17	WIND WHISTLE WAY	Puddletown & Lower Winterborne Ward
£314,995	£323,659	BH24 2FA		22	VICTORY WAY	St. Leonards & St. Ives Ward
£310,000	£318,526	DT3 4FR		1	FARWELL CRESCENT	Chickerell Ward
£218,995	£225,018	DT9 4FQ		8	KEARVELL PLACE	Sherborne West Ward
£515,000	£529,165	DT1 3DW		36	CROWN STREET WEST	Dorchester Poundbury Ward
£490,000	£503,477	DT1 3DW		32	CROWN STREET WEST	Dorchester Poundbury Ward
£309,950	£318,475	DT6 3FX		8	CHURCH PLACE	Bridport Ward
£284,950	£292,787	DT6 3FX		7	CHURCH PLACE	Bridport Ward
£490,000	£503,477	BH21 2FP		18	THE CLOISTERS	Ferndown North Ward
£284,950	£292,787	DT6 3PS		13	CHURCH STREET	Bridport Ward
£289,950	£297,925	DT6 3FX		6	CHURCH PLACE	Bridport Ward
£244,950	£251,687	DT6 3FX		1	CHURCH PLACE	Bridport Ward
£260,000	£267,151	SP8 5PG		10	WEST BOURTON ROAD	Gillingham Ward
£239,950	£246,550	DT6 3FX		3	CHURCH PLACE	Bridport Ward
£287,500	£295,408	DT3 4FR		3	FARWELL CRESCENT	Chickerell Ward
£208,995	£214,743	DT9 4FQ		19	KEARVELL PLACE	Sherborne West Ward
£207,995	£213,716	DT9 4FQ		21	KEARVELL PLACE	Sherborne West Ward
£207,995	£213,716	DT9 4FQ		25	KEARVELL PLACE	Sherborne West Ward
£234,995	£241,458	DT9 4FQ		24	KEARVELL PLACE	Sherborne West Ward
£225,995	£232,211	DT9 4FQ		22	KEARVELL PLACE	Sherborne West Ward
£205,000	£210,638	DT5 1FT	CASTLE COU		MULBERRY AVENUE	Portland Ward
£299,950	£308,200	DT3 4FN		32	OLDRIDGE ROAD	Chickerell Ward
£210,000	£215,776	DT5 1FT	CASTLE COU		MULBERRY AVENUE	Portland Ward
£260,000	£264,595	SP8 5FL		1	ASH GREEN	Gillingham Ward
£324,950	£330,693	DT6 3PS		5	CHURCH STREET	Bridport Ward
£200,000	£203,534	DT3 6FL		7	ADDISON MEWS	Littlemoor & Preston Ward

£220,000	£223,888	DT5 2LT	57	ALM PLACE	Portland Ward
£420,000	£427,422	DT1 3DS	19	DUGDALE ROAD	Dorchester Poundbury Ward
£460,000	£468,129	DT1 3DF	34	LISCOMBE STREET	Dorchester Poundbury Ward
£220,000	£223,888	DT4 0TS	10	CURTIS WAY	Westham Ward
£693,500	£705,756	BH21 2FP	11	THE CLOISTERS	Ferndown North Ward
£284,995	£290,032	BH24 2FJ	13	NORMANDY WAY	St. Leonards & St. Ives Ward
£284,995	£290,032	BH24 2FJ	9	NORMANDY WAY	St. Leonards & St. Ives Ward
£299,950	£305,251	DT3 4FN	26	OLDRIDGE ROAD	Chickerell Ward
£200,000	£203,534	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward
£278,084	£282,998	DT6 3PS	7	CHURCH STREET	Bridport Ward
£214,995	£218,794	DT9 4FQ	10	KEARVELL PLACE	Sherborne West Ward
£279,950	£284,897	DT6 3PS	9	CHURCH STREET	Bridport Ward
£189,950	£190,807	DT5 2LT	62	ALM PLACE	Portland Ward
£239,950	£241,032	DT6 3FX	2	CHURCH PLACE	Bridport Ward
£630,000	£632,841	DT1 3DS	16	DUGDALE ROAD	Dorchester Poundbury Ward
£485,000	£487,187	DT1 3DF	44	LISCOMBE STREET	Dorchester Poundbury Ward
£297,500	£298,842	DT3 4FN	30	OLDRIDGE ROAD	Chickerell Ward
£324,950	£326,415	DT6 3PS	3	CHURCH STREET	Bridport Ward
£215,000	£215,970	DT4 0TW	16	WEST FIELD ROAD	Westham Ward
£220,000	£220,992	DT4 0TW	18	WEST FIELD ROAD	Westham Ward
£215,000	£215,970	DT4 0TW	14	WEST FIELD ROAD	Westham Ward
£184,000	£184,830	DT5 2LT	60	ALM PLACE	Portland Ward
£188,000	£188,848	DT5 2LT	58	ALM PLACE	Portland Ward
£470,000	£472,120	DT1 3DF	32	LISCOMBE STREET	Dorchester Poundbury Ward
£234,000	£235,055	DT5 2LT	61	ALM PLACE	Portland Ward
£232,500	£233,549	DT4 0TS	28	CURTIS WAY	Westham Ward
£239,995	£241,077	DT9 4FP	1	SHUTLER STREET	Sherborne West Ward
£195,000	£195,879	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward
£279,950	£281,213	DT6 3PS	11	CHURCH STREET	Bridport Ward
£230,000	£231,037	DT4 0TS	32	CURTIS WAY	Westham Ward
£205,000	£205,925	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward
£200,000	£200,902	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward
£257,500	£257,522	DT4 0TS	20	CURTIS WAY	Westham Ward
£319,995	£320,022	BH24 2FH	6	GOLD DRIVE	St. Leonards & St. Ives Ward
£475,000	£475,040	BH21 2FP	15	THE CLOISTERS	Ferndown North Ward
£202,500	£202,517	DT4 0TS	18	CURTIS WAY	Westham Ward
£290,000	£290,025	DT2 9WQ	BROADRIDG	HIGH STREET	Chalk Valleys Ward
£327,995	£328,023	BH24 2FH	2	GOLD DRIVE	St. Leonards & St. Ives Ward
£295,000	£295,025	DT3 4FQ	1	ELLIOTT WAY	Chickerell Ward
£260,000	£260,022	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward
£319,995	£320,022	BH24 2FH	20	GOLD DRIVE	St. Leonards & St. Ives Ward
£314,995	£315,022	BH24 2FH	4	GOLD DRIVE	St. Leonards & St. Ives Ward
£249,000	£249,021	DT4 0TS	22	CURTIS WAY	Westham Ward
£425,000	£425,036	DT1 3DS	21	DUGDALE ROAD	Dorchester Poundbury Ward
£265,000	£265,022	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward
£260,000	£260,022	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward
£302,000	£302,026	BH24 2FH	14	GOLD DRIVE	St. Leonards & St. Ives Ward
£314,995	£315,022	BH24 2FH	18	GOLD DRIVE	St. Leonards & St. Ives Ward
£465,000	£470,218	DT1 3DF	38	LISCOMBE STREET	Dorchester Poundbury Ward
£290,000	£293,254	DT3 4FQ	3	ELLIOTT WAY	Chickerell Ward
£281,000	£284,153	DT4 0TS	16	CURTIS WAY	Westham Ward
£290,000	£293,254	DT3 4FQ	5	ELLIOTT WAY	Chickerell Ward
£317,995	£321,563	BH24 2FH	16	GOLD DRIVE	St. Leonards & St. Ives Ward
£265,000	£267,974	BH16 5FJ	5	SPENCER MEWS	Lytchett Matravers & Upton Ward
£324,995	£328,642	BH24 2FH	10	GOLD DRIVE	St. Leonards & St. Ives Ward
£215,000	£217,413	DT5 1FT	CASTLE COU	MULBERRY AVENUE	Portland Ward

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£265,000	£267,974	DT3 4FR	8	FARWELL CRESCENT	Chickerell Ward
£605,000	£617,235	BH21 2FP	10	THE CLOISTERS	Ferndown North Ward
£463,000	£472,363	BH21 2FP	16	THE CLOISTERS	Ferndown North Ward
£200,000	£204,045	DT3 6FL	8	ADDISON MEWS	Littlemoor & Preston Ward
£560,000	£571,325	DT1 3DS	17	DUGDALE ROAD	Dorchester Poundbury Ward
£265,000	£270,359	BH24 2FJ	11	NORMANDY WAY	St. Leonards & St. Ives Ward
£240,000	£244,854	DT4 0TU	1	MAY FARM WALK	Westham Ward
£192,995	£196,898	SP7 8GW	5	THE BLUEBELLS	Shaftesbury Town Ward
£205,995	£210,161	DT9 4FQ	23	KEARVELL PLACE	Sherborne West Ward
£227,500	£232,101	DT4 0TU	2	MAY FARM WALK	Westham Ward
£320,000	£326,471	DT3 6LB	GLEENDA COL	LITTLEMOOR ROAD	Littlemoor & Preston Ward
£192,995	£196,898	SP7 8GW	9	THE BLUEBELLS	Shaftesbury Town Ward
£375,000	£382,584	DT1 3DS	22	DUGDALE ROAD	Dorchester Poundbury Ward
£500,000	£510,111	DT1 3EP	6	CROWN STREET EAST	Dorchester Poundbury Ward
£218,995	£223,424	SP7 8GT	69	ANSTEE ROAD	Shaftesbury Town Ward
£299,950	£307,451	DT9 4FH	HARBOUR CO	HARBOUR WAY	Sherborne East Ward
£490,000	£502,253	DT1 3DW	38	CROWN STREET WEST	Dorchester Poundbury Ward
£356,477	£365,391	BH22 9FU	1	STABLES COURT	Ferndown South Ward
£450,000	£461,253	DT1 2FG	6	ST JOHN WAY	Dorchester West Ward
£190,000	£194,751	DT5 2LT	56	ALM PLACE	Portland Ward
£230,795	£236,566	DT9 4FP	5	SHUTLER STREET	Sherborne West Ward
£440,000	£451,003	DT1 3FG	8	HAYWARD SQUARE	Dorchester Poundbury Ward
£297,500	£304,939	DT3 4FN	28	OLDRIDGE ROAD	Chickerell Ward
£300,000	£307,502	BH21 4EY	2	DEWBERRY CLOSE	Wimborne Minster Ward
£295,000	£302,377	BH21 4EY	4	DEWBERRY CLOSE	Wimborne Minster Ward
£197,995	£202,946	DT11 9FL	62	ESME AVENUE	Winterborne North Ward
£440,000	£451,003	DT1 3FG	6	HAYWARD SQUARE	Dorchester Poundbury Ward
£435,000	£445,878	DT1 3FG	7	HAYWARD SQUARE	Dorchester Poundbury Ward
£379,995	£389,497	BH22 9FU	3	STABLES COURT	Ferndown South Ward
£384,995	£394,622	BH22 9FU	2	STABLES COURT	Ferndown South Ward
£295,000	£303,669	DT3 4FQ	7	ELLIOTT WAY	Chickerell Ward
£250,000	£257,347	DT5 2DL	104	AVALANCHE ROAD	Portland Ward
£595,000	£612,485	BH21 2FP	9	THE CLOISTERS	Ferndown North Ward
£370,000	£380,873	DT1 3DS	20	DUGDALE ROAD	Dorchester Poundbury Ward
£260,000	£267,640	DT5 2DL	108	AVALANCHE ROAD	Portland Ward
£295,000	£303,669	BH21 4EY	3	DEWBERRY CLOSE	Wimborne Minster Ward
£379,995	£391,162	BH22 9FU	6	STABLES COURT	Ferndown South Ward
£379,995	£391,162	BH22 9FU	8	STABLES COURT	Ferndown South Ward
£250,000	£257,347	DT5 2DL	106	AVALANCHE ROAD	Portland Ward
£317,500	£322,139	DT3 6LB	GLEENDA COL	LITTLEMOOR ROAD	Littlemoor & Preston Ward
£435,000	£441,356	DT1 3FG	10	HAYWARD SQUARE	Dorchester Poundbury Ward
£490,000	£497,159	DT1 3EP	10	CROWN STREET EAST	Dorchester Poundbury Ward
£230,000	£233,361	DT3 6FH	54	GENTIAN WAY	Littlemoor & Preston Ward
£435,000	£441,356	DT1 3FG	11	HAYWARD SQUARE	Dorchester Poundbury Ward
£227,500	£230,824	DT4 0TS	30	CURTIS WAY	Westham Ward
£230,000	£233,361	DT3 6FH	56	GENTIAN WAY	Littlemoor & Preston Ward
£365,000	£370,333	DT1 2FG	5	ST JOHN WAY	Dorchester West Ward
£500,000	£504,703	DT1 3EP	14	CROWN STREET EAST	Dorchester Poundbury Ward
£444,000	£448,176	DT1 3FG	9	HAYWARD SQUARE	Dorchester Poundbury Ward
£239,995	£242,252	DT9 4FE	25	TWELVE ACRES	Sherborne West Ward
£375,000	£378,527	DT1 2FG	7	ST JOHN WAY	Dorchester West Ward
£256,000	£258,408	DT4 0TU	5	MAY FARM WALK	Westham Ward
£300,000	£302,822	DT3 6FH	50	GENTIAN WAY	Littlemoor & Preston Ward
£365,000	£368,433	BH22 9FU	7	STABLES COURT	Ferndown South Ward
£209,995	£211,970	DT9 4FE	26	TWELVE ACRES	Sherborne West Ward
£237,500	£237,601	SP8 5FL	2	ASH GREEN	Gillingham Ward

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£305,000	£305,129	BH16 5JB	32A	POOLE ROAD	Lytchett Matravers & Upton Ward
£229,000	£229,097	DT5 2LT	50	ALM PLACE	Portland Ward
£307,000	£307,130	DT3 6FH	52	GENTIAN WAY	Littlemoor & Preston Ward
£320,000	£320,136	DT9 4FH	HARBOUR C	HARBOUR WAY	Sherborne East Ward
£246,000	£246,104	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£256,000	£256,108	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£252,500	£252,607	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£236,000	£236,100	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£210,000	£210,089	DT5 2DL	100	AVALANCHE ROAD	Portland Ward
£225,000	£225,095	DT5 2LT	52	ALM PLACE	Portland Ward
£245,000	£247,962	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£312,000	£315,772	BH16 5JB	32E	POOLE ROAD	Lytchett Matravers & Upton Ward
£220,000	£222,659	DT5 2LT	59	ALM PLACE	Portland Ward
£295,000	£298,566	DT3 4GE	4	WILLOW WALK	Chickerell Ward
£215,000	£217,599	DT4 0TU	4	MAY FARM WALK	Westham Ward
£215,000	£217,599	DT4 0FL	7	FLINT WALK	Westham Ward
£253,000	£256,058	DT3 5FQ	EDEN PARK,	MOUNT PLEASANT AVENUE SOUTH	Radipole Ward
£515,000	£521,226	DT1 3EP	2	CROWN STREET EAST	Dorchester Poundbury Ward
£222,500	£225,460	DT4 0FL	6	FLINT WALK	Westham Ward
£245,000	£248,260	DT4 0FL	9	FLINT WALK	Westham Ward
£229,500	£232,553	DT9 4FE	27	TWELVE ACRES	Sherborne West Ward
£216,000	£218,874	DT4 0FL	8	FLINT WALK	Westham Ward
£245,000	£248,260	DT3 6FS	8	BOXWOOD ROAD	Littlemoor & Preston Ward
£185,000	£187,461	SP7 8FR	90	MAPLE ROAD	Shaftesbury Town Ward
£285,000	£288,569	DT5 1FJ	29	PENNSYLVANIA WAY	Portland Ward
£445,000	£450,573	DT1 3BN	206	BRIDPORT ROAD	Dorchester Poundbury Ward
£315,000	£318,945	DT3 4GE	8	WILLOW WALK	Chickerell Ward
£208,000	£210,605	DT5 2DL	102	AVALANCHE ROAD	Portland Ward
£245,000	£248,068	DT3 6FS	6	BOXWOOD ROAD	Littlemoor & Preston Ward
£500,000	£506,261	DT1 3EP	12	CROWN STREET EAST	Dorchester Poundbury Ward
£215,000	£218,160	DT4 0TU	3	MAY FARM WALK	Westham Ward
£289,000	£293,248	DT3 4GE	6	WILLOW WALK	Chickerell Ward
£289,000	£293,248	DT3 4GE	7	WILLOW WALK	Chickerell Ward
£329,999	£334,849	DT3 4GE	10	WILLOW WALK	Chickerell Ward
£330,000	£334,850	DT1 3EY	6	CONINGSBY PLACE	Dorchester Poundbury Ward
£225,000	£228,307	DT5 1FQ	3	LIBERTY ROAD	Portland Ward
£310,000	£314,556	DT3 6FH	48	GENTIAN WAY	Littlemoor & Preston Ward
£500,000	£507,349	DT1 3FG	2	HAYWARD SQUARE	Dorchester Poundbury Ward
£289,000	£293,248	DT3 4GE	5	WILLOW WALK	Chickerell Ward
£355,000	£357,026	DT2 9WQ	12	BROADRIDGE VIEWS	Chalk Valleys Ward
£770,000	£774,395	DT1 3EF	15	BINDON LANE	Dorchester Poundbury Ward
£315,000	£316,798	DT3 6FS	12	BOXWOOD ROAD	Littlemoor & Preston Ward
£285,000	£286,627	BH24 2FF	7	BRITTANY WAY	St. Leonards & St. Ives Ward
£495,000	£497,825	DT1 3EP	8	CROWN STREET EAST	Dorchester Poundbury Ward
£480,000	£482,740	DT1 3FG	3	HAYWARD SQUARE	Dorchester Poundbury Ward
£188,000	£189,073	DT5 2LT	54	ALM PLACE	Portland Ward
£460,000	£462,626	DT1 3DW	2	CROWN STREET WEST	Dorchester Poundbury Ward
£475,000	£477,711	DT1 3FG	1	HAYWARD SQUARE	Dorchester Poundbury Ward
£310,000	£311,769	DT9 4FH	HARBOUR C	HARBOUR WAY	Sherborne East Ward
£265,000	£266,513	DT3 4FZ	2	BUCKLEY GARDENS	Chickerell Ward
£310,000	£311,769	DT3 4GE	12	WILLOW WALK	Chickerell Ward
£260,000	£261,484	DT3 4FZ	3	BUCKLEY GARDENS	Chickerell Ward
£262,000	£263,361	DT3 4FZ	4	BUCKLEY GARDENS	Chickerell Ward
£225,000	£226,169	DT5 1FQ	4	LIBERTY ROAD	Portland Ward
£275,000	£276,428	BH24 2FF	9	BRITTANY WAY	St. Leonards & St. Ives Ward
£310,000	£311,610	DT3 6FS	14	BOXWOOD ROAD	Littlemoor & Preston Ward

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£315,000	£316,636	DT3 6FS	10	BOXWOOD ROAD	Littlemoor & Preston Ward
£389,950	£389,192	DT1 3FQ	41	CROWN STREET WEST	Dorchester Poundbury Ward
£310,000	£309,397	DT3 4GE	11	WILLOW WALK	Chickerell Ward
£305,000	£304,407	DT9 4FH	HARBOUR C	HARBOUR WAY	Sherborne East Ward
£190,000	£189,631	DT9 4FE	24	TWELVE ACRES	Sherborne West Ward
£335,000	£334,349	DT2 9WQ	BROADRIDG	HIGH STREET	Chalk Valleys Ward
£250,000	£249,514	DT4 0FG	9	DAVIS CRESCENT	Westham Ward
£209,000	£208,594	DT5 2DL	92	AVALANCHE ROAD	Portland Ward
£270,000	£269,475	DT5 2DL	94	AVALANCHE ROAD	Portland Ward
£305,000	£304,407	DT9 4FH	HARBOUR C	HARBOUR WAY	Sherborne East Ward
£209,000	£208,171	DT5 2DL	98	AVALANCHE ROAD	Portland Ward
£410,000	£408,961	DT1 3EQ	5	CROWN TERRACE	Dorchester Poundbury Ward
£209,000	£208,470	DT5 2DL	96	AVALANCHE ROAD	Portland Ward
£395,000	£393,999	DT1 3FQ	39	CROWN STREET WEST	Dorchester Poundbury Ward
£600,000	£594,810	DT1 3EQ	CROWN TER	CROWN STREET EAST	Dorchester Poundbury Ward
£485,000	£480,805	DT1 3EP	4	CROWN STREET EAST	Dorchester Poundbury Ward
£545,000	£540,286	DT1 3EQ	7	CROWN TERRACE	Dorchester Poundbury Ward
£430,000	£426,281	BH21 2FP	17	THE CLOISTERS	Ferndown North Ward
£392,450	£392,450	DT1 3FQ	33	CROWN STREET WEST	Dorchester Poundbury Ward
£399,950	£399,950	DT1 3FQ	37	CROWN STREET WEST	Dorchester Poundbury Ward
£395,000	£395,000	DT1 3FQ	35	CROWN STREET WEST	Dorchester Poundbury Ward
£200,995	£200,995	DT9 4FP	25	SHUTLER STREET	Sherborne West Ward
£235,000	£257,231	DT5 1GA	CHESIL EDGE	CLOVENS ROAD	Portland Ward
£750,000	£820,950	DT1 3FP	2	COADE STREET	Dorchester Poundbury Ward
£194,995	£214,908	DT9 4FP	23	SHUTLER STREET	Sherborne West Ward
£305,000	£334,493	DT3 6FH	62	GENTIAN WAY	Littlemoor & Preston Ward
£410,000	£449,647	DT1 3FP	18	COADE STREET	Dorchester Poundbury Ward
£212,995	£233,591	DT9 4FP	21	SHUTLER STREET	Sherborne West Ward
£230,995	£253,332	DT9 4FP	27	SHUTLER STREET	Sherborne West Ward
£224,995	£246,752	DT9 4FP	29	SHUTLER STREET	Sherborne West Ward
£460,000	£509,965	DT1 3DW	6	CROWN STREET WEST	Dorchester Poundbury Ward
£287,000	£318,174	DT3 4FN	70	OLDRIDGE ROAD	Chickerell Ward
£390,000	£432,362	DT5 1GA	CHESIL EDGE	CLOVENS ROAD	Portland Ward
£250,000	£277,155	DT3 4FN	74	OLDRIDGE ROAD	Chickerell Ward
£406,000	£450,100	DT5 1GA	CHESIL EDGE	CLOVENS ROAD	Portland Ward
£250,000	£277,155	DT5 1FJ	27	PENNSYLVANIA WAY	Portland Ward
£244,550	£271,113	BH19 1FB	9	BRICKYARD CLOSE	Swanage Ward
£234,995	£260,520	DT9 4FP	31	SHUTLER STREET	Sherborne West Ward
£224,000	£248,331	DT9 4FE	46	TWELVE ACRES	Sherborne West Ward
£397,000	£441,014	DT8 3FP	7	FRANCIS MEWS	Beaminster Ward
£382,000	£424,351	DT1 3FW	9	HALSTOCK STREET	Dorchester Poundbury Ward
£385,000	£423,182	DT8 3FP	4	FRANCIS MEWS	Beaminster Ward
£425,000	£464,896	DT5 1GA	CHESIL EDGE	CLOVENS ROAD	Portland Ward
£298,000	£310,435	DT3 6FS	18	BOXWOOD ROAD	Littlemoor & Preston Ward
£300,000	£307,407	DT3 6FS	16	BOXWOOD ROAD	Littlemoor & Preston Ward