

Resale evidence 0.5 radius around subject site Oct 21 - Sept 22

Address	Postcode	Sold Price	Sold Price Per Sqft	Property Type	Bedrooms	Size	Date Sold
105, North Road, Dewsbury	wf133ag	£152,000.00	£218.39	S	2	695	30/05/2022
27, Flash Lane, Mirfield	wf140pj	£185,000.00	£190.10	S	3	973	27/04/2022
109, North Road, Dewsbury	wf133ag	£140,000.00	£127.92	S	2	1094	14/04/2022
324, Crossley Lane, Mirfield	wf140nu	£465,000.00	£311.46	D	4	1492	11/04/2022
32, Lockwood Avenue, Mirfield	wf140pe	£167,500.00	£195.74	S	3	855	18/03/2022
54, Wellhouse Lane, Mirfield	wf140pw	£407,000.00	£121.58	D		3347	10/03/2022
9, Shill Bank Lane, Mirfield	wf140qa	£125,000.00	£178.11	S	2	701	28/01/2022
22, Flash Lane, Mirfield	wf140pu	£153,000.00	£156.20	S		979	18/01/2022
10a, Hepworth Lane, Mirfield	wf140pr	£215,000.00	£240.65	S	3	893	29/11/2021
2, Castle Mount, Mirfield	wf149fe	£545,000.00	£247.95	D	5	2197	22/11/2021
18, Hepworth Close, Mirfield	wf140pp	£187,500.00	£195.72	S	3	957	17/11/2021
37, St Marys Walk, Mirfield	wf140qb	£250,000.00	£249.74	D	3	1001	05/11/2021
6, Shill Bank Lane, Mirfield	wf140pz	£179,950.00	£183.71	S	3	979	04/11/2021
4, Dunbottle Close, Mirfield	wf149jd	£264,000.00	£218.99	D	4	1205	29/10/2021
4, Northstead, Dewsbury	wf133dx	£105,000.00	£116.13	S		904	22/10/2021
105, Spring Place Court, Mirfield	wf140qz	£264,000.00	£184.41	D		1431	20/10/2021
16, Northorpe Lane, Mirfield	wf140qj	£260,000.00	£211.51	S	4	1229	15/10/2021
Average		£239,114.71	£196.96			1231.29	

Taylor Wimpey Robinsons Place Asking Prices (last updated 20_09_22)

Unit Type	Property Type	Plot No.	Asking price	Area (sq ft)	Asking Price per sq ft
The Gosford	Semi-detached	119	£254,995	866	£294.45
The Gosford	End Terrace	115	£259,995	866	£300.23
The Gosford	Semi-detached	96	£261,995	866	£302.53
The Alton G	Semi-detached	142	£274,995	1,085	£253.45
The Alton G	Semi-detached	113	£277,995	1,085	£256.22
The Alton G	Semi-detached	114	£277,995	1,085	£256.22
The Bradenham	Detached with integral garage	125	£349,995	1,153	£303.55
The Elliston	Semi-detached	120	£289,995	1,249	£232.18
The Haddenham	Detached	126	£414,995	1,460	£284.24
Average			£295,884		£276

Resale evidence 0.5 radius around Taylor Wimpey's Robinsons Place scheme Oct 21 - Sept 22

Address	Postcode	Sold Price	Sold Price Per Sqft	Property Type	Bedrooms	Size	Date Sold
3, Sunny Bank Grove, Mirfield	wf140pf	£200,000.00	£189.99	S		3 1052	18/07/2022
95, Sunnybank Road, Mirfield	wf140nl	£184,000.00	£294.73	S		3 624	20/05/2022
6, Lincoln Grove, Liversedge	wf157ne	£215,000.00	£229.59	S		3 936	29/04/2022
31, Portal Crescent, Mirfield	wf140jj	£472,500.00	£247.51	D		5 1908	08/04/2022
9, Northway Crescent, Mirfield	wf140lr	£97,000.00	£97.95	S		3 990	08/04/2022
46, Fountain Street, Liversedge	wf157pt	£175,000.00	£301.07	S		2 581	11/03/2022
15, Kiln Avenue, Mirfield	wf140hu	£210,000.00	£168.19	S		4 1248	04/03/2022
1, Bright Street, Mirfield	wf140nj	£79,950.00	£137.55	S		581	26/02/2022
9, Northway Crescent, Mirfield	wf140lr	£100,000.00	£100.98	S		3 990	10/02/2022
21, Fountain Drive, Liversedge	wf157px	£175,000.00	£295.60	S		2 592	21/01/2022
27, Sunny Bank Walk, Mirfield	wf140nq	£272,000.00	£225.62	S		4 1205	13/01/2022
16, The Coppice, Mirfield	wf140pg	£307,000.00	£288.68	D		5 1063	13/01/2022
19, Slipper Lane, Mirfield	wf140he	£223,000.00	£147.98	S		3 1506	07/01/2022
9, Northway Crescent, Mirfield	wf140lr	£76,000.00	£76.75	S		990	13/12/2021
10, Church Road, Liversedge	wf157ls	£207,000.00	£237.42	S		3 871	13/12/2021
175, Sunnybank Road, Mirfield	wf140jg	£211,000.00	£297.01	S		3 710	10/12/2021
25, Sunny Bank Parade, Mirfield	wf140jp	£210,000.00	£267.26	S		3 785	08/12/2021
29, Sunny Bank Parade, Mirfield	wf140jp	£210,000.00	£263.64	S		3 796	08/12/2021
23, Lumb Lane, Liversedge	wf157qh	£175,000.00	£219.29	S		2 798	08/12/2021
35, Slipper Lane, Mirfield	wf140he	£185,000.00	£197.55	S		3 936	03/12/2021
223, Huddersfield Road, Liversedge	wf157pl	£239,950.00	£171.48	D		3 1399	30/11/2021
5, Robin Royd Croft, Mirfield	wf140le	£150,000.00	£253.37	S		2 592	30/11/2021
25, Meadow Lane, Liversedge	wf157pz	£250,000.00	£249.74	S		4 1001	29/11/2021
14, Robin Royd Grove, Mirfield	wf140lb	£194,500.00	£317.01	S		2 613	29/11/2021
4, Sunny Bank Grove, Mirfield	wf140pf	£243,000.00	£230.83	S		3 1052	29/11/2021
58, Sunnybank Road, Mirfield	wf140nl	£150,000.00	£278.71	S		2 538	17/11/2021
44, Sunnybank Road, Mirfield	wf140nl	£164,250.00	£238.43	S		3 688	10/11/2021
5, Robin Royd Grove, Mirfield	wf140lb	£210,000.00	£270.97	S		3 775	22/10/2021
1, Crossley Lane, Mirfield	wf140jt	£200,000.00	£216.05	S		925	21/10/2021
69, Slipper Lane, Mirfield	wf140hg	£231,000.00	£202.57	S		2 1140	15/10/2021
105a, Leeds Road, Mirfield	wf140de	£320,000.00	£137.00	D		4 2335	13/10/2021
Average		£204,424.19	£220.98			974.84	