

Viability Report for Planning Application

December 2022

Lady Ann Road, Soothill, Batley

Overview

The proposed development is for 65 plots located off Lady Ann Road in Soothill, Batley. Access to the development is off Lady Anne Road. The development consists of 3-, 4- & 5-bedroom semi-detached properties and 3-bedroom townhouses. The site has a mixture of 2 and 2.5 storey houses. The site is steep in nature and therefore extensive retaining work is required across the site.

Sales Figures

Due to no New Build developments locally, we have had to search to a minimum of 1.65 miles from the site for the previous 2 years of sales before we could locate any. Due to the majority being within Morley, a completely different market place to Soothill, we do not consider them appropriate comparable evidence, but are submitted accordingly and stand at an average of £267sqft.

In regards to the Second-Hand market we have searched within a radius of 1 mile of completed sales within the last 2 years, we have included all property types which reflect the current layout of the new development. This finds an average of £184sqft.

Whilst it is common knowledge of the recent house price rises since April 2021 when this land was last evaluated, it is in no doubt that the pinnacle has been reached and over the last few months the downward trend has started as per one of many reports as below;

<https://www.forbes.com/uk/advisor/personal-finance/2022/12/16/house-prices-updates/>

In conclusion, our GDV price of £200sqft is based on a New Build premium on the current second-hand price, and a slight contingency allowing for further decrease to the market prices by the time the first plots are released for sale, some 12 plus months along the line.

New Build Comparables – Radius 1.65 miles

| Address - NEW BUILDS 1.65 MILE RADIUS | Date Sold | Sold Price | New Build | Property Type | Floor area sq ft | Price per sq ft | Tenure |
|--|------------|------------|--------------|------------------|---------------------|--------------------|----------|
| 33, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 01/04/2022 | £344,995 | TRUE | Detached | 1065.63 | £323.75 | Freehold |
| 16, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 20/12/2021 | £269,950 | TRUE | Detached | 1097.92 | £245.87 | Freehold |
| 18, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 20/12/2021 | £294,950 | TRUE | Detached | 1280.9 | £230.27 | Freehold |
| 12, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 17/12/2021 | £194,950 | TRUE | Other | 968.75 | £201.24 | Freehold |
| 10, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 17/12/2021 | £279,950 | TRUE | Detached | 1280.9 | £218.56 | Freehold |
| 14, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 17/12/2021 | £194,950 | TRUE | Other | 968.75 | £201.24 | Freehold |
| 1, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 29/10/2021 | £259,950 | TRUE | Detached | 1097.92 | £236.77 | Freehold |
| 41, Hawk Road, Dewsbury, West Yorkshire WF12 7AY | 28/10/2021 | £244,950 | TRUE | Detached | 947.22 | £258.60 | Freehold |
| 8, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 30/09/2021 | £284,950 | TRUE | Detached | 1194.79 | £238.49 | Freehold |
| 17, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 17/09/2021 | £339,995 | TRUE | Detached | 1108.68 | £306.67 | Freehold |
| 13, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 27/08/2021 | £327,995 | TRUE | Detached | 1033.33 | £317.41 | Freehold |
| 6, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 27/08/2021 | £274,950 | TRUE | Detached | 1194.79 | £230.12 | Freehold |
| 2, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 27/08/2021 | £184,950 | TRUE | Other | 742.71 | £249.02 | Freehold |
| 16, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 27/08/2021 | £339,995 | TRUE | Detached | 1108.68 | £306.67 | Freehold |
| 4, Woodpecker Road, Dewsbury, West Yorkshire WF12 7DP | 27/08/2021 | £189,950 | TRUE | Other | 742.71 | £255.75 | Freehold |
| 11, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 13/08/2021 | £324,995 | TRUE | Detached | 1108.68 | £293.14 | Freehold |

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| 12, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 30/07/2021 | £319,995 | TRUE | Detached | 1033.33 | £309.67 | Freehold |
| 14, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 30/07/2021 | £329,995 | TRUE | Detached | 1065.63 | £309.67 | Freehold |
| 7, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 28/07/2021 | £379,995 | TRUE | Detached | 1302.43 | £291.76 | Freehold |
| 9, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 23/07/2021 | £329,995 | TRUE | Detached | 1065.63 | £309.67 | Freehold |
| 7, Millington Road, Morley, Leeds, West Yorkshire LS27 0GG | 28/06/2021 | £324,995 | TRUE | Detached | 1033.33 | £314.51 | Freehold |
| 5, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 18/06/2021 | £344,995 | TRUE | Detached | 1194.79 | £288.75 | Freehold |
| 34, Hawk Road, Dewsbury, West Yorkshire WF12 7AY | 18/06/2021 | £214,950 | TRUE | Detached | 871.88 | £246.54 | Freehold |
| 10, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 15/06/2021 | £333,995 | TRUE | Detached | 1108.68 | £301.25 | Freehold |
| 7, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 28/05/2021 | £259,995 | TRUE | Other | 828.82 | £313.69 | Freehold |
| 4, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 28/05/2021 | £365,756 | TRUE | Detached | 1302.43 | £280.83 | Freehold |
| 5, Millington Road, Morley, Leeds, West Yorkshire LS27 0GG | 12/05/2021 | £328,246 | TRUE | Detached | 1108.68 | £296.07 | Freehold |
| 5, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 30/04/2021 | £249,995 | TRUE | Other | 828.82 | £301.63 | Freehold |
| 3, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 28/04/2021 | £319,995 | TRUE | Detached | 1065.63 | £300.29 | Freehold |
| 1, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 26/03/2021 | £330,995 | TRUE | Detached | 1108.68 | £298.55 | Freehold |
| 8, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 19/03/2021 | £259,995 | TRUE | Other | 828.82 | £313.69 | Freehold |
| 6, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 19/03/2021 | £274,995 | TRUE | Other | 904.17 | £304.14 | Freehold |
| 12, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 05/03/2021 | £252,995 | TRUE | Other | 828.82 | £305.25 | Freehold |
| 16, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 05/03/2021 | £242,245 | TRUE | Other | 828.82 | £292.28 | Freehold |

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| 14, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 05/03/2021 | £252,995 | TRUE | Other | 828.82 | £305.25 | Freehold |
| 10, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 05/03/2021 | £245,995 | TRUE | Other | 828.82 | £296.80 | Freehold |
| 3, Hawk Road, Dewsbury, West Yorkshire WF12 7AY | 08/01/2021 | £234,950 | TRUE | Detached | 968.75 | £242.53 | Freehold |
| 3, Millington Road, Morley, Leeds, West Yorkshire LS27 0GG | 21/12/2020 | £380,995 | TRUE | Detached | 1302.43 | £292.53 | Freehold |
| 15, Bradfield Gardens, Leeds, West Yorkshire LS27 0GJ | 18/12/2020 | £106,000 | TRUE | Terraced | 678.13 | £156.31 | Freehold |
| 13, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 18/12/2020 | £106,000 | TRUE | Terraced | 678.13 | £156.31 | Freehold |
| 11, Bradfield Gardens, Leeds, West Yorkshire LS27 0GJ | 18/12/2020 | £106,000 | TRUE | Terraced | 678.13 | £156.31 | Freehold |
| 9, Bradfield Gardens, Leeds, West Yorkshire LS27 0GJ | 18/12/2020 | £106,000 | TRUE | Terraced | 678.13 | £156.31 | Freehold |
| 4, Hawk Road, Dewsbury, West Yorkshire WF12 7AY | 18/12/2020 | £269,950 | TRUE | Detached | 1280.9 | £210.75 | Freehold |
| 19, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 16/12/2020 | £106,000 | TRUE | Other | 678.13 | £156.31 | Freehold |
| 17, Bradfield Gardens, Morley, Leeds, West Yorkshire LS27 0GJ | 16/12/2020 | £106,000 | TRUE | Other | 678.13 | £156.31 | Freehold |
| 1, Millington Road, Morley, Leeds, West Yorkshire LS27 0GG | 10/12/2020 | £299,995 | TRUE | Detached | 1033.33 | £290.32 | Freehold |
| 8, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 10/12/2020 | £376,995 | TRUE | Detached | 1302.43 | £289.45 | Freehold |
| 3, Bradfield Avenue, Morley, Leeds, West Yorkshire LS27 0GH | 02/12/2020 | £349,995 | TRUE | Detached | 1194.79 | £292.93 | Freehold |
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| TOTALS | | £12,864,422 | | | 48060.8 | £267.67 | |

2nd Hand Market Build Comparables – Radius 1 mile

| Address - 2nd Hand 1 MILE Radius | Date Sold | Sold Price | New Build | Property Type | No. of bedrooms | Floor area sq ft | Price per sq ft | Tenure |
|---|------------|------------|-----------|---------------|-----------------|------------------|-----------------|----------|
| 21, Commonsides, Batley, West Yorkshire WF17 6JZ | 16/09/2022 | £190,000 | FALSE | Terraced | 3 | 947.22 | £200.59 | Freehold |
| 3, Douglas Avenue, Soothill, Batley, West Yorkshire WF17 6HG | 02/09/2022 | £205,000 | FALSE | Detached | 3 | 828.82 | £247.34 | Freehold |
| 2, Caledonia Road, Batley, West Yorkshire WF17 5NH | 02/09/2022 | £100,000 | FALSE | Terraced | 1 | 516.67 | £193.55 | Freehold |
| 97, Commonsides, Batley, West Yorkshire WF17 6EE | 02/09/2022 | £120,000 | FALSE | Terraced | 2 | 861.11 | £139.35 | Freehold |
| 3, Batley Field Hill, Batley, West Yorkshire WF17 5SD | 31/08/2022 | £67,000 | FALSE | Terraced | 1 | 581.25 | £115.27 | Freehold |
| 1, Wayne Close, Batley, West Yorkshire WF17 0EU | 24/08/2022 | £245,000 | FALSE | Other | | 1194.79 | £205.06 | Freehold |
| 75, Warwick Road, Batley, West Yorkshire WF17 6AP | 23/08/2022 | £165,000 | FALSE | Terraced | 3 | 1926.74 | £85.64 | Freehold |
| 31, Howley Walk, Soothill, Batley, West Yorkshire WF17 6PS | 22/08/2022 | £85,000 | FALSE | Terraced | 2 to 3 | 742.71 | £114.45 | Freehold |
| 218, Scotchman Lane, Morley, Leeds, West Yorkshire LS27 0NZ | 15/08/2022 | £510,000 | FALSE | Detached | 3 to 4 | 1399.31 | £364.47 | Freehold |
| 48, Manor Farm Drive, Soothill, Batley, West Yorkshire WF17 6HQ | 09/08/2022 | £280,000 | FALSE | Detached | 3 to 4 | 1087.15 | £257.55 | Freehold |
| 1, Kilnsey Hill, Batley, West Yorkshire WF17 6QB | 05/08/2022 | £247,000 | FALSE | Other | | 1270.14 | £194.47 | Freehold |
| 150, Lady Ann Road, Soothill, Batley, West Yorkshire WF17 0PS | 03/08/2022 | £545,000 | FALSE | Detached | | 2389.59 | £228.07 | Freehold |
| 46, Manor Farm Drive, Soothill, Batley, West Yorkshire WF17 6HQ | 29/07/2022 | £272,500 | FALSE | Detached | 3 | 807.29 | £337.55 | Freehold |
| 45, Timothy Lane, Batley, West Yorkshire WF17 0BA | 22/07/2022 | £260,000 | FALSE | Terraced | 3 to 4 | 1345.49 | £193.24 | Freehold |
| 137, Taylor Street, Batley, West Yorkshire WF17 5AY | 15/07/2022 | £62,000 | FALSE | Terraced | 3 | 990.28 | £62.61 | Freehold |
| 205, Soothill Lane, Soothill, Batley, West Yorkshire WF17 6EX | 05/07/2022 | £180,000 | FALSE | Other | 2 to 3 | 893.4 | £201.48 | Freehold |
| 39, Douglas Avenue, Soothill, Batley, West Yorkshire WF17 6HG | 01/07/2022 | £173,000 | FALSE | Other | 2 | 505.9 | £341.96 | Freehold |
| 7, Highfield Court, Soothill, Batley, West Yorkshire WF17 6HR | 01/07/2022 | £250,000 | FALSE | Other | | 1388.54 | £180.04 | Freehold |
| 34a, Princess Street, Batley, West Yorkshire WF17 5LF | 24/06/2022 | £114,000 | FALSE | Other | 2 to 3 | 850.35 | £134.06 | Freehold |
| 32, Primrose Hill, Batley, West Yorkshire WF17 0QA | 06/06/2022 | £88,000 | FALSE | Terraced | 2 | 548.96 | £160.30 | Freehold |

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| 228, Commonsides, Batley, West Yorkshire WF17 6EB | 01/06/2022 | £116,000 | FALSE | Terraced | 2 | 538.19 | £215.54 | Freehold |
| 80, Willow Terrace, Soothill, Batley, West Yorkshire WF17 6LQ | 31/05/2022 | £101,000 | FALSE | Terraced | 2 | 624.31 | £161.78 | Freehold |
| 15, Highfield Court, Soothill, Batley, West Yorkshire WF17 6HR | 13/05/2022 | £260,000 | FALSE | Other | 3 to 4 | 1216.32 | £213.76 | Freehold |
| 19b, Stralau Street, Batley, West Yorkshire WF17 5LA | 13/05/2022 | £68,000 | FALSE | Terraced | 2 | 527.43 | £128.93 | Freehold |
| 2, Green Close, Soothill, Batley, West Yorkshire WF17 6NG | 13/05/2022 | £103,000 | FALSE | Terraced | 2 | 452.08 | £227.83 | Freehold |
| 106, Grange Road, Batley, West Yorkshire WF17 6LW | 29/04/2022 | £85,000 | FALSE | Terraced | 2 to 3 | 667.36 | £127.37 | Freehold |
| 6, Grange Road, Soothill, Batley, West Yorkshire WF17 6LN | 22/04/2022 | £110,000 | FALSE | Terraced | 3 | 807.29 | £136.26 | Freehold |
| 32, Ullswater Avenue, Dewsbury, West Yorkshire WF12 7PL | 11/04/2022 | £325,000 | FALSE | Detached | 3 to 4 | 1248.61 | £260.29 | Freehold |
| 104, Commonsides, Batley, West Yorkshire WF17 6LA | 31/03/2022 | £220,000 | FALSE | Detached | 3 | 968.75 | £227.10 | Freehold |
| 11, Rink Terrace, Batley, West Yorkshire WF17 6BE | 30/03/2022 | £115,000 | FALSE | Terraced | 2 to 3 | 721.18 | £159.46 | Freehold |
| 26, Princess Street, Batley, West Yorkshire WF17 5LF | 25/03/2022 | £67,000 | FALSE | Terraced | 2 | 473.61 | £141.47 | Freehold |
| 2, Grosvenor Road, Batley, West Yorkshire WF17 6LN | 24/03/2022 | £435,000 | FALSE | Other | | 2088.2 | £208.31 | Freehold |
| 6, New Street, Hanging Heaton, Batley, West Yorkshire WF17 6EQ | 23/03/2022 | £180,000 | FALSE | Detached | 2 to 3 | 818.06 | £220.03 | Freehold |
| 18, Phoenix Court, Soothill, Batley, West Yorkshire WF17 6RH | 23/03/2022 | £145,000 | FALSE | Other | 2 to 3 | 656.6 | £220.84 | Freehold |
| 17, Windermere Road, Dewsbury, West Yorkshire WF12 7PQ | 21/03/2022 | £250,000 | FALSE | Other | | 1205.56 | £207.37 | Freehold |
| 30, Douglas Avenue, Soothill, Batley, West Yorkshire WF17 6HG | 17/03/2022 | £172,000 | FALSE | Other | 2 | 559.72 | £307.29 | Freehold |
| 28, France Street, Soothill, Batley, West Yorkshire WF17 6NU | 16/03/2022 | £205,000 | FALSE | Terraced | | 1808.34 | £113.36 | Freehold |
| 30, France Street, Soothill, Batley, West Yorkshire WF17 6NU | 15/03/2022 | £186,000 | FALSE | Terraced | 3 to 4 | 1862.15 | £99.88 | Freehold |
| 281, Bradford Road, Batley, West Yorkshire WF17 6JG | 14/03/2022 | £180,000 | FALSE | Terraced | 3 to 4 | 1119.45 | £160.79 | Freehold |
| 58, Willow Terrace, Soothill, Batley, West Yorkshire WF17 6LQ | 25/02/2022 | £89,995 | FALSE | Terraced | 2 to 3 | 613.54 | £146.68 | Freehold |
| 32, Commonsides, Batley, West Yorkshire WF17 6JZ | 24/02/2022 | £130,000 | FALSE | Terraced | 2 to 3 | 753.47 | £172.53 | Freehold |
| 21, Oxford Terrace, Batley, West Yorkshire WF17 5SR | 14/02/2022 | £75,000 | FALSE | Terraced | 1 | 613.54 | £122.24 | Freehold |

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| 6, Douglas Avenue, Soothill, Batley, West Yorkshire WF17 6HG | 01/02/2022 | £165,000 | FALSE | Other | 2 to 3 | 624.31 | £264.29 | Freehold |
| 15, Ullswater Road, Dewsbury, West Yorkshire WF12 7PS | 28/01/2022 | £325,000 | FALSE | Detached | 3 | 1054.86 | £308.10 | Freehold |
| 133, Soothill Lane, Soothill, Batley, West Yorkshire WF17 6LZ | 28/01/2022 | £131,000 | FALSE | Other | 3 to 4 | 861.11 | £152.13 | Freehold |
| 15, Cross Mount Street, Batley, West Yorkshire WF17 6AT | 27/01/2022 | £60,000 | FALSE | Terraced | 2 to 3 | 656.6 | £91.38 | Freehold |
| 5, Spurr Street, Batley, West Yorkshire WF17 5SY | 24/01/2022 | £100,000 | FALSE | Terraced | 2 to 3 | 871.88 | £114.70 | Freehold |
| 37, Batley Field Hill, Batley, West Yorkshire WF17 0BE | 21/01/2022 | £375,000 | FALSE | Detached | 2 to 3 | 1184.03 | £316.72 | Freehold |
| 1, Heath Grove, Soothill, Batley, West Yorkshire WF17 6RE | 06/01/2022 | £310,000 | FALSE | Detached | 3 to 4 | 1162.5 | £266.67 | Freehold |
| 7, Solway Road, Soothill, Batley, West Yorkshire WF17 6HJ | 20/12/2021 | £245,000 | FALSE | Detached | 3 | 1227.08 | £199.66 | Freehold |
| 24, Princess Street, Batley, West Yorkshire WF17 5LF | 17/12/2021 | £80,000 | FALSE | Terraced | 2 to 3 | 742.71 | £107.71 | Freehold |
| 3, Kirkgate, Hanging Heaton, Batley, West Yorkshire WF17 6DD | 17/12/2021 | £215,000 | FALSE | Detached | 3 to 4 | 1443.76 | £148.92 | Freehold |
| 54, Mill Lane, Batley, West Yorkshire WF17 6DZ | 13/12/2021 | £124,500 | FALSE | Terraced | 3 | 699.65 | £177.95 | Freehold |
| 4, Highfield Court, Soothill, Batley, West Yorkshire WF17 6HR | 10/12/2021 | £250,000 | FALSE | Detached | 3 to 4 | 1097.92 | £227.70 | Freehold |
| 5, Solway Road, Soothill, Batley, West Yorkshire WF17 6HJ | 09/12/2021 | £200,000 | FALSE | Detached | 2 to 3 | 914.93 | £218.60 | Freehold |
| 29, Ullswater Avenue, Dewsbury, West Yorkshire WF12 7PJ | 26/11/2021 | £180,000 | FALSE | Other | 3 | 828.82 | £217.18 | Freehold |
| 11, County Close, Batley, West Yorkshire WF17 0HE | 24/11/2021 | £165,000 | FALSE | Other | 3 | 968.75 | £170.32 | Freehold |
| 17, Stockwell Drive, Batley, West Yorkshire WF17 5PA | 24/11/2021 | £220,000 | FALSE | Detached | 2 | 559.72 | £393.05 | Freehold |
| 50, Oaks Road, Soothill, Batley, West Yorkshire WF17 6LT | 19/11/2021 | £90,000 | FALSE | Terraced | 2 | 678.13 | £132.72 | Freehold |
| 42, West Acre Drive, Soothill, Batley, West Yorkshire WF17 6PE | 19/11/2021 | £140,000 | FALSE | Terraced | 2 to 3 | 721.18 | £194.13 | Freehold |
| 132, Commonsides, Batley, West Yorkshire WF17 6EE | 12/11/2021 | £125,000 | FALSE | Terraced | 3 | 968.75 | £129.03 | Freehold |
| 6, East Bath Street, Batley, West Yorkshire WF17 5NP | 10/11/2021 | £110,000 | FALSE | Terraced | 2 | 990.28 | £111.08 | Freehold |
| 168, Commonsides, Batley, West Yorkshire WF17 6EB | 08/11/2021 | £63,000 | FALSE | Other | 1 | 462.85 | £136.11 | Freehold |
| 3, Kilnsey Hill, Batley, West Yorkshire WF17 6QB | 05/11/2021 | £150,000 | FALSE | Other | 2 to 3 | 764.24 | £196.27 | Freehold |

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| 29, Park Road, Batley, West Yorkshire WF17 5LP | 05/11/2021 | £65,000 | FALSE | Terraced | 1 | 503.1 | £129.20 | Freehold |
| 3, Sunny Bank Woods, Batley, West Yorkshire WF17 0NH | 05/11/2021 | £615,000 | FALSE | Detached | | 1840.63 | £334.13 | Freehold |
| 5, High Street, Hanging Heaton, Batley, West Yorkshire WF17 6DY | 05/11/2021 | £130,200 | FALSE | Terraced | 2 to 3 | 688.89 | £189.00 | Freehold |
| 13, Wood Lane, Hanging Heaton, Batley, West Yorkshire WF17 6EF | 29/10/2021 | £248,000 | FALSE | Detached | 3 | 904.17 | £274.29 | Freehold |
| 31, Stockwell Drive, Batley, West Yorkshire WF17 5PA | 29/10/2021 | £235,000 | FALSE | Detached | 2 to 3 | 721.18 | £325.85 | Freehold |
| 15, Batley Field Hill, Batley, West Yorkshire WF17 0LE | 22/10/2021 | £177,000 | FALSE | Detached | 3 | 818.06 | £216.37 | Freehold |
| 12, Lady Ann Road, Soothill, Batley, West Yorkshire WF17 6PG | 21/10/2021 | £60,500 | FALSE | Terraced | 2 to 3 | 645.83 | £93.68 | Freehold |
| 1, Douglas Avenue, Soothill, Batley, West Yorkshire WF17 6HG | 20/10/2021 | £193,500 | FALSE | Detached | 2 to 3 | 570.49 | £339.18 | Freehold |
| 203, Taylor Street, Batley, West Yorkshire WF17 5AY | 08/10/2021 | £157,000 | FALSE | Terraced | 3 to 4 | 1668.4 | £94.10 | Freehold |
| 6, Royd Street, Batley, West Yorkshire WF17 6EL | 30/09/2021 | £188,000 | FALSE | Terraced | 3 | 1054.86 | £178.22 | Freehold |
| 5, Sunny Bank Woods, Batley, West Yorkshire WF17 0NH | 30/09/2021 | £640,000 | FALSE | Detached | | 3164.59 | £202.24 | Freehold |
| 7, Norgarth Close, Soothill, Batley, West Yorkshire WF17 6HF | 30/09/2021 | £243,000 | FALSE | Other | 3 to 4 | 1151.74 | £210.99 | Freehold |
| 20, Stockwell Drive, Batley, West Yorkshire WF17 5PA | 30/09/2021 | £225,000 | FALSE | Detached | 3 to 4 | 1173.27 | £191.77 | Freehold |
| 2, Bridge Street, Batley, West Yorkshire WF17 5NU | 30/09/2021 | £325,000 | FALSE | Detached | | 3175.35 | £102.35 | Freehold |
| 22, Grosvenor Road, Batley, West Yorkshire WF17 0LN | 30/09/2021 | £245,000 | FALSE | Other | 3 to 4 | 1216.32 | £201.43 | Freehold |
| 1, Spurr Street, Batley, West Yorkshire WF17 5SY | 24/09/2021 | £140,000 | FALSE | Terraced | 2 to 3 | 936.46 | £149.50 | Freehold |
| 103, Commonside, Batley, West Yorkshire WF17 6EE | 17/09/2021 | £105,000 | FALSE | Terraced | 2 | 775 | £135.48 | Freehold |
| 182, Commonside, Batley, West Yorkshire WF17 6EB | 17/09/2021 | £95,000 | FALSE | Terraced | 1 | 462.85 | £205.25 | Freehold |
| 30, Surrey Street, Batley, West Yorkshire WF17 5NL | 15/09/2021 | £75,000 | FALSE | Terraced | 2 | 548.96 | £136.62 | Freehold |
| 47a, Batley Field Hill, Batley, West Yorkshire WF17 0AY | 06/09/2021 | £687,000 | FALSE | Detached | | 3046.18 | £225.53 | Freehold |
| 5, Highfield Court, Soothill, Batley, West Yorkshire WF17 6HR | 27/08/2021 | £230,000 | FALSE | Other | 3 to 4 | 1140.97 | £201.58 | Freehold |
| 72, Broomhill Terrace, Batley, West Yorkshire WF17 6AL | 26/08/2021 | £56,000 | FALSE | Terraced | 2 to 3 | 1011.81 | £55.35 | Freehold |
| 13, Bromley Street, Batley, West Yorkshire WF17 6LB | 13/08/2021 | £120,100 | FALSE | Terraced | 3 | 1119.45 | £107.29 | Freehold |

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| 120, Grange Road, Batley, West Yorkshire WF17 6LW | 11/08/2021 | £72,500 | FALSE | Other | 2 | 538.19 | £134.71 | Freehold |
| 42, Heath Grove, Soothill, Batley, West Yorkshire WF17 6RE | 30/07/2021 | £130,000 | FALSE | Other | 2 to 3 | 705.47 | £184.28 | Freehold |
| 8, Peel Avenue, Batley, West Yorkshire WF17 5QR | 26/07/2021 | £106,000 | FALSE | Other | 2 to 3 | 721.18 | £146.98 | Freehold |
| 4, Brentwood Close, Soothill, Batley, West Yorkshire WF17 6NF | 23/07/2021 | £173,000 | FALSE | Terraced | 2 to 3 | 839.58 | £206.05 | Freehold |
| 68, Broomhill Terrace, Batley, West Yorkshire WF17 6AL | 16/07/2021 | £45,000 | FALSE | Terraced | 2 to 3 | 1130.21 | £39.82 | Freehold |
| 3, Willow Court, Batley, West Yorkshire WF17 0BD | 30/06/2021 | £224,950 | FALSE | Detached | 2 to 3 | 699.65 | £321.52 | Freehold |
| 10, Grosvenor Road, Batley, West Yorkshire WF17 0LN | 29/06/2021 | £405,000 | FALSE | Terraced | | 1948.27 | £207.88 | Freehold |
| 32, Blenheim Hill, Batley, West Yorkshire WF17 0BB | 29/06/2021 | £163,000 | FALSE | Terraced | 2 | 807.29 | £201.91 | Freehold |
| 46, Heath Grove, Soothill, Batley, West Yorkshire WF17 6RE | 28/06/2021 | £320,000 | FALSE | Detached | 3 | 1119.45 | £285.86 | Freehold |
| 22, Sykes Walk, Soothill, Batley, West Yorkshire WF17 0PR | 24/06/2021 | £60,000 | FALSE | Terraced | 2 | 731.95 | £81.97 | Freehold |
| 23, Batley Field Hill, Batley, West Yorkshire WF17 0BQ | 11/06/2021 | £115,000 | FALSE | Other | 3 | 1097.92 | £104.74 | Freehold |
| 31, Holland Street, Batley, West Yorkshire WF17 5NQ | 10/06/2021 | £77,000 | FALSE | Terraced | 1 | 602.78 | £127.74 | Freehold |
| 23, Broomsdale Road, Soothill, Batley, West Yorkshire WF17 6PF | 04/06/2021 | £165,000 | FALSE | Other | | 1367.02 | £120.70 | Freehold |
| 26, Ullswater Road, Dewsbury, West Yorkshire WF12 7PR | 01/06/2021 | £240,000 | FALSE | Other | | 1237.85 | £193.88 | Freehold |
| 34, Ullswater Avenue, Dewsbury, West Yorkshire WF12 7PL | 01/06/2021 | £215,000 | FALSE | Other | 3 | 1022.57 | £210.25 | Freehold |
| 8, Ebury Close, Batley, West Yorkshire WF17 0LP | 28/05/2021 | £177,500 | FALSE | Other | 3 | 871.88 | £203.58 | Freehold |
| 7, Crossley Terrace, Batley, West Yorkshire WF17 6AX | 21/05/2021 | £130,000 | FALSE | Terraced | 3 to 4 | 893.4 | £145.51 | Freehold |
| 4, Sunny Bank Woods, Batley, West Yorkshire WF17 0NH | 21/05/2021 | £750,000 | FALSE | Detached | | 3562.85 | £210.51 | Freehold |
| 30, Primrose Hill, Batley, West Yorkshire WF17 0QA | 19/05/2021 | £75,200 | FALSE | Terraced | 2 | 678.13 | £110.89 | Freehold |
| Archerfield Lodge, Howley Hall Farm, Golf Lane, Morley, Leeds, West Yorkshire LS27 0NW | 14/05/2021 | £595,000 | FALSE | Detached | | 3896.53 | £152.70 | Freehold |
| 28, Stockwell Drive, Batley, West Yorkshire WF17 5PA | 10/05/2021 | £225,000 | FALSE | Detached | 3 | 936.46 | £240.27 | Freehold |
| 44, Manor Farm Drive, Soothill, Batley, West Yorkshire WF17 6HQ | 30/04/2021 | £190,000 | FALSE | Other | 2 to 3 | 807.29 | £235.35 | Freehold |

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|---|------------|------------|-------|----------|--------|---------|---------|----------|
| 12, Grange Road, Soothill, Batley, West Yorkshire WF17 6LN | 30/04/2021 | £85,000 | FALSE | Terraced | 2 | 527.43 | £161.16 | Freehold |
| 26, Grosvenor Road, Batley, West Yorkshire WF17 0LN | 22/04/2021 | £1,100,000 | FALSE | Detached | | 4628.48 | £237.66 | Freehold |
| 10, Norgarth Close, Soothill, Batley, West Yorkshire WF17 6HF | 20/04/2021 | £215,000 | FALSE | Other | 2 to 3 | 839.58 | £256.08 | Freehold |
| The Coach House, Old Hall Road, Batley, West Yorkshire WF17 0AX | 16/04/2021 | £532,000 | FALSE | Detached | 3 | 990.28 | £537.22 | Freehold |
| 3, Well Lane, Batley, West Yorkshire WF17 5HQ | 16/04/2021 | £50,000 | FALSE | Other | 1 | 409.03 | £122.24 | Freehold |
| 32, Glen Avenue, Batley, West Yorkshire WF17 0ET | 09/04/2021 | £200,000 | FALSE | Other | 3 to 4 | 1054.86 | £189.60 | Freehold |
| 20, Linefield Road, Batley, West Yorkshire WF17 0ES | 08/04/2021 | £285,000 | FALSE | Detached | 3 | 1205.56 | £236.41 | Freehold |
| 50, Princess Street, Batley, West Yorkshire WF17 5LF | 31/03/2021 | £84,000 | FALSE | Terraced | 2 to 3 | 559.72 | £150.07 | Freehold |
| 39, Windermere Road, Dewsbury, West Yorkshire WF12 7PQ | 29/03/2021 | £210,000 | FALSE | Other | | 1033.33 | £203.23 | Freehold |
| 15, Eskdale Close, Dewsbury, West Yorkshire WF12 7PT | 29/03/2021 | £171,000 | FALSE | Other | 3 | 828.82 | £206.32 | Freehold |
| 57, Ullswater Avenue, Dewsbury, West Yorkshire WF12 7PL | 19/03/2021 | £195,000 | FALSE | Other | 2 to 3 | 828.82 | £235.27 | Freehold |
| 28, Heath Grove, Soothill, Batley, West Yorkshire WF17 6RE | 18/03/2021 | £133,000 | FALSE | Other | 2 | 635.07 | £209.43 | Freehold |
| 83, Purlwell Hall Road, Batley, West Yorkshire WF17 7NL | 17/03/2021 | £82,000 | FALSE | Terraced | 2 | 613.54 | £133.65 | Freehold |
| 28, Surrey Street, Batley, West Yorkshire WF17 5NL | 16/03/2021 | £60,000 | FALSE | Terraced | 2 | 548.96 | £109.30 | Freehold |
| 15, Windermere Road, Dewsbury, West Yorkshire WF12 7PQ | 12/03/2021 | £158,000 | FALSE | Other | 3 to 4 | 893.4 | £176.85 | Freehold |
| 66, Manor Farm Drive, Soothill, Batley, West Yorkshire WF17 6HQ | 12/03/2021 | £85,000 | FALSE | Other | 2 to 3 | 548.96 | £154.84 | Freehold |
| 6, Green Close, Soothill, Batley, West Yorkshire WF17 6NG | 05/03/2021 | £94,000 | FALSE | Terraced | 2 | 592.01 | £158.78 | Freehold |
| 17, Mount Terrace, Batley, West Yorkshire WF17 6AY | 03/03/2021 | £58,000 | FALSE | Terraced | 2 to 3 | 796.53 | £72.82 | Freehold |
| 8, Timothy Lane, Batley, West Yorkshire WF17 0BA | 02/03/2021 | £378,000 | FALSE | Terraced | | 2206.6 | £171.30 | Freehold |
| 32, Oaks Road, Soothill, Batley, West Yorkshire WF17 6NS | 26/02/2021 | £95,000 | FALSE | Terraced | 2 to 3 | 581.25 | £163.44 | Freehold |
| 24, Ullswater Road, Dewsbury, West Yorkshire WF12 7PR | 26/02/2021 | £185,000 | FALSE | Other | 3 | 1054.86 | £175.38 | Freehold |

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|--|------------|----------|-------|----------|--------|---------|---------|----------|
| 12, Mill Lane, Batley, West Yorkshire WF17 6LE | 26/02/2021 | £270,000 | FALSE | Detached | 2 to 3 | 1388.54 | £194.45 | Freehold |
| 2, Prospect Street, Batley, West Yorkshire WF17 5JZ | 26/02/2021 | £62,500 | FALSE | Terraced | 2 | 582.33 | £107.33 | Freehold |
| 7, Oaks Road, Soothill, Batley, West Yorkshire WF17 6NS | 22/02/2021 | £97,000 | FALSE | Terraced | 3 | 914.93 | £106.02 | Freehold |
| 56, Mill Lane, Batley, West Yorkshire WF17 6DZ | 19/02/2021 | £93,500 | FALSE | Terraced | 3 | 786.63 | £118.86 | Freehold |
| 39, Holland Street, Batley, West Yorkshire WF17 5NQ | 19/02/2021 | £67,500 | FALSE | Terraced | 1 | 527.43 | £127.98 | Freehold |
| 22, Phoenix Court, Soothill, Batley, West Yorkshire WF17 6RH | 29/01/2021 | £100,000 | FALSE | Terraced | 2 | 645.83 | £154.84 | Freehold |
| 7, France Street, Soothill, Batley, West Yorkshire WF17 6NU | 22/01/2021 | £91,000 | FALSE | Terraced | 2 to 3 | 871.88 | £104.37 | Freehold |
| 22, Linefield Road, Batley, West Yorkshire WF17 0ES | 20/01/2021 | £420,000 | FALSE | Detached | 3 | 1560.77 | £269.10 | Freehold |
| 43, Batley Field Hill, Batley, West Yorkshire WF17 0AY | 18/01/2021 | £635,000 | FALSE | Detached | | 2744.79 | £231.35 | Freehold |
| Coniston, Timothy Lane, Batley, West Yorkshire WF17 0AU | 11/01/2021 | £620,000 | FALSE | Detached | | 3530.56 | £175.61 | Freehold |
| 99, Warwick Road, Batley, West Yorkshire WF17 6AJ | 08/01/2021 | £120,000 | FALSE | Terraced | | 1915.97 | £62.63 | Freehold |
| 19, Oaks Road, Soothill, Batley, West Yorkshire WF17 6NS | 21/12/2020 | £150,000 | FALSE | Terraced | 3 | 753.47 | £199.08 | Freehold |
| 37, Grosvenor Road, Batley, West Yorkshire WF17 0LN | 21/12/2020 | £390,000 | FALSE | Terraced | | 2454.17 | £158.91 | Freehold |
| 2, Highfield Court, Soothill Lane, Batley, West Yorkshire WF17 6HR | 18/12/2020 | £233,000 | FALSE | Detached | 3 to 4 | 1237.85 | £188.23 | Freehold |
| 164, Commonsides, Batley, West Yorkshire WF17 6EB | 18/12/2020 | £68,000 | FALSE | Terraced | 1 | 473.61 | £143.58 | Freehold |
| 58, Grasmere Road, Dewsbury, West Yorkshire WF12 7PG | 16/12/2020 | £221,500 | FALSE | Other | | 1313.2 | £168.67 | Freehold |
| 35, Bath Street, Batley, West Yorkshire WF17 5NT | 11/12/2020 | £156,000 | FALSE | Terraced | 3 to 4 | 1657.64 | £94.11 | Freehold |
| 15, Wayne Close, Batley, West Yorkshire WF17 0EU | 11/12/2020 | £176,000 | FALSE | Detached | 3 | 968.75 | £181.68 | Freehold |
| 3, Ebury Close, Batley, West Yorkshire WF17 0LP | 11/12/2020 | £178,000 | FALSE | Other | 3 | 1033.33 | £172.26 | Freehold |
| 14, Lady Ann Road, Soothill, Batley, West Yorkshire WF17 6PG | 09/12/2020 | £45,000 | FALSE | Terraced | 2 | 527.43 | £85.32 | Freehold |
| 8, Grosvenor Road, Batley, West Yorkshire WF17 0LN | 04/12/2020 | £355,000 | FALSE | Other | 3 to 4 | 1711.46 | £207.43 | Freehold |
| 44, Broomsdale Road, Soothill, Batley, West Yorkshire WF17 6NL | 04/12/2020 | £60,000 | FALSE | Terraced | 1 | 570.49 | £105.17 | Freehold |
| 50, Broomsdale Road, Soothill, Batley, West Yorkshire WF17 6NL | 04/12/2020 | £60,000 | FALSE | Terraced | 1 | 979.51 | £61.25 | Freehold |

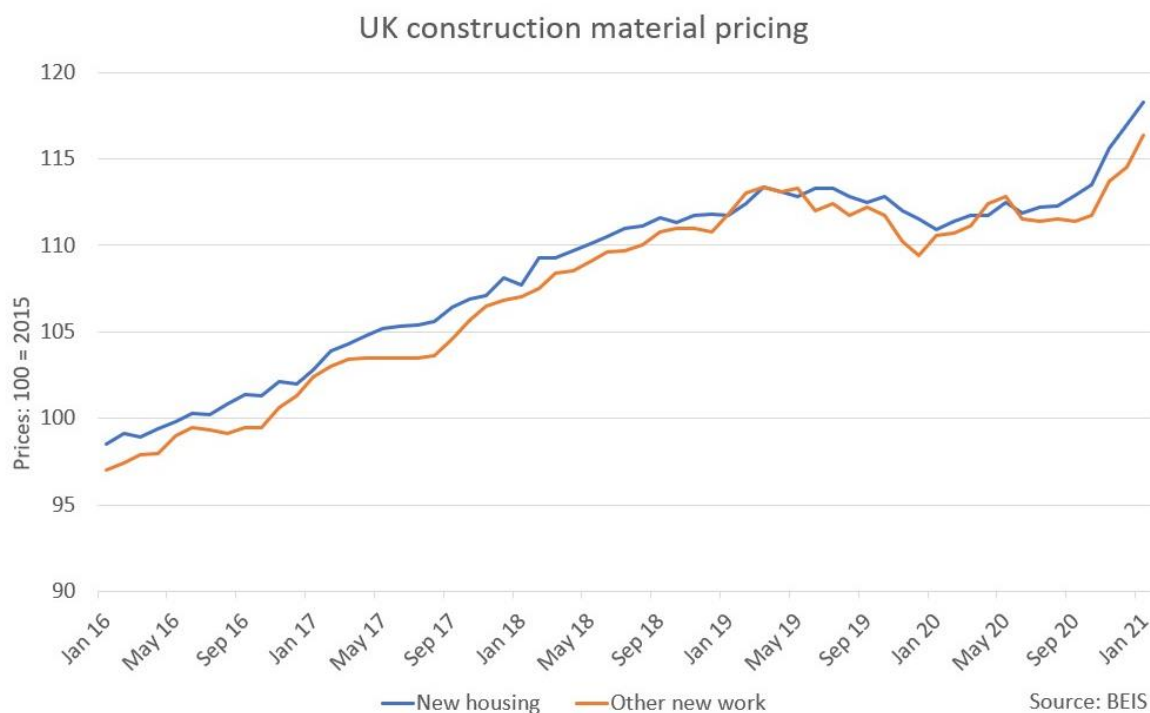
| | | | | | | | | |
|--|------------|--------------------|-------|-------|--------|------------------|----------------|----------|
| 16, Follingworth Road, Soothill, Batley, West Yorkshire WF17 6HN | 04/12/2020 | £120,000 | FALSE | Other | 3 | 1011.81 | £118.60 | Freehold |
| 35, Ullswater Avenue, Dewsbury, West Yorkshire WF12 7PJ | 04/12/2020 | £230,000 | FALSE | Other | 3 | 882.64 | £260.58 | Freehold |
| 4, Fern Close, Soothill, Batley, West Yorkshire WF17 6HD | 04/12/2020 | £150,000 | FALSE | Other | 2 to 3 | 828.82 | £180.98 | Freehold |
| | | | | | | | | |
| TOTALS | | £31,133,445 | | | | 168708.94 | £184.54 | |

Material & Labour costs and supply shortages

An issue that causes huge uncertainty on the viability of future developments is the current issue with material price increases and the shortage of materials that also affects the pricing.

The industry is also suffering from a shortage of labour, so in order to obtain labour to complete developments these costs have been seen to increase over time and have increased further this year

The following information shows the increase since 2015 and then the very sharp increase most over just a 4-month period, with little certainty as to whether that is going to level off or increase at its current rate.



“The cost of building materials in the UK has risen sharply over the past few months, latest figures show.

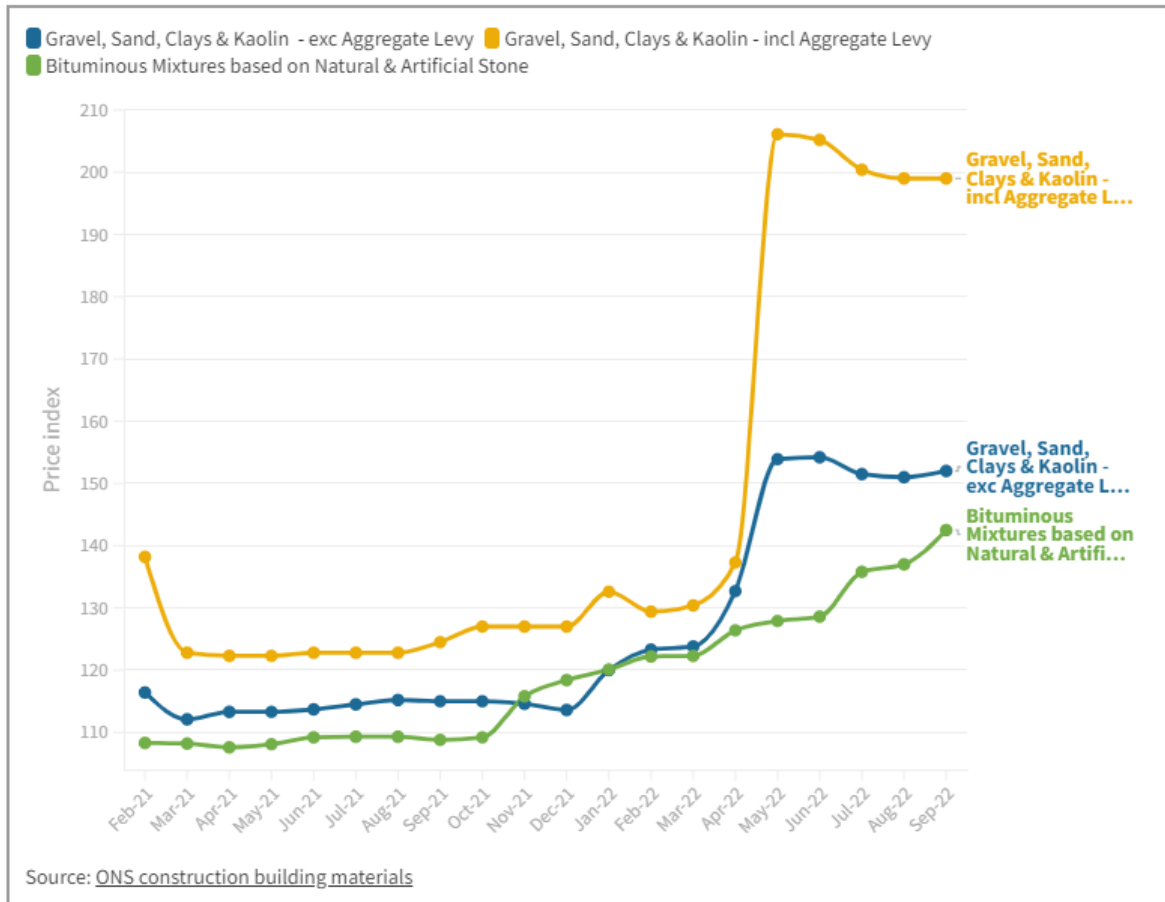
Data released by the Department for Business, Energy and Industrial Strategy (BEIS) record that the overall cost of materials for new housing was 6.7 per cent higher in January 2021 than in the same month a year earlier. The cost of materials for other types of new construction had risen to 5.2 per cent above 2020 levels.

Imported plywood increased by 23.7 per cent more in January 2021 than a year earlier; while gravel, sand and aggregates were 19.2 per cent higher; and particle board was up by 16.9 per cent.”

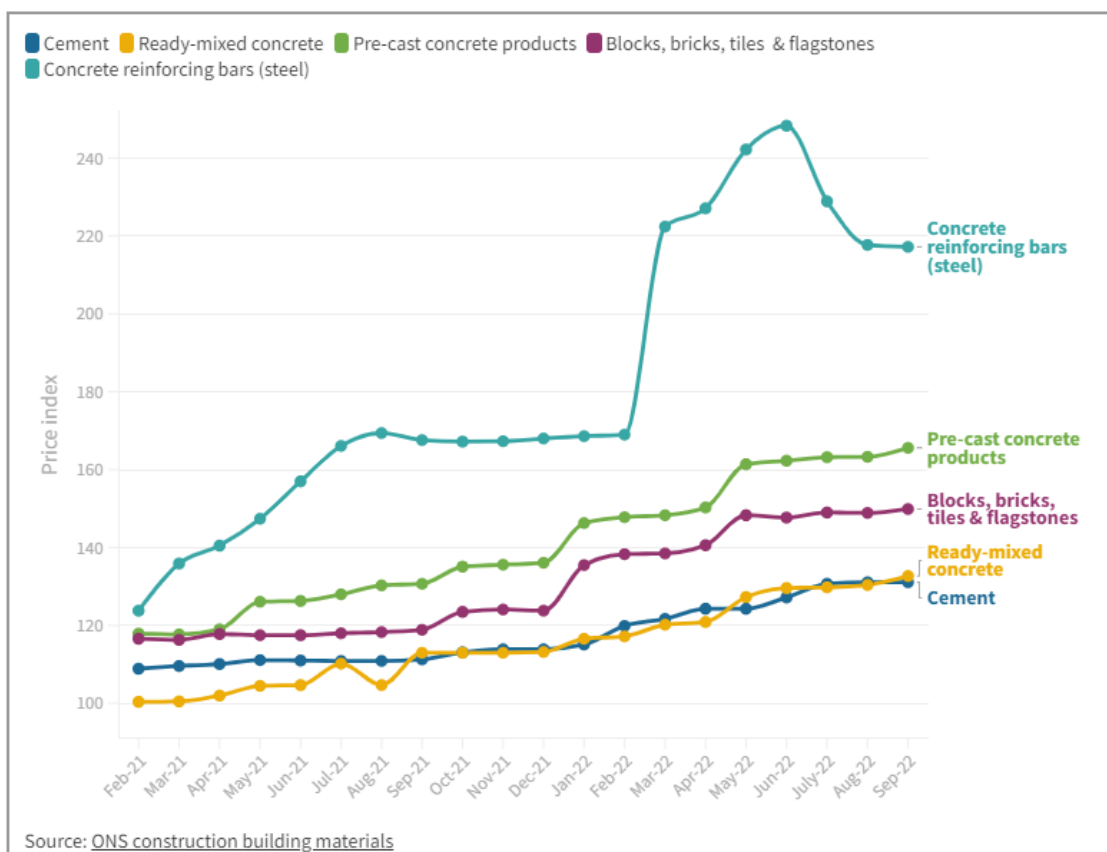
Source – Construction News article – Mar 2021.

Since the previous large increases, the last year has seen further uncertainty as shown on the following charts which is still giving uncertainty going into 2023 and beyond.

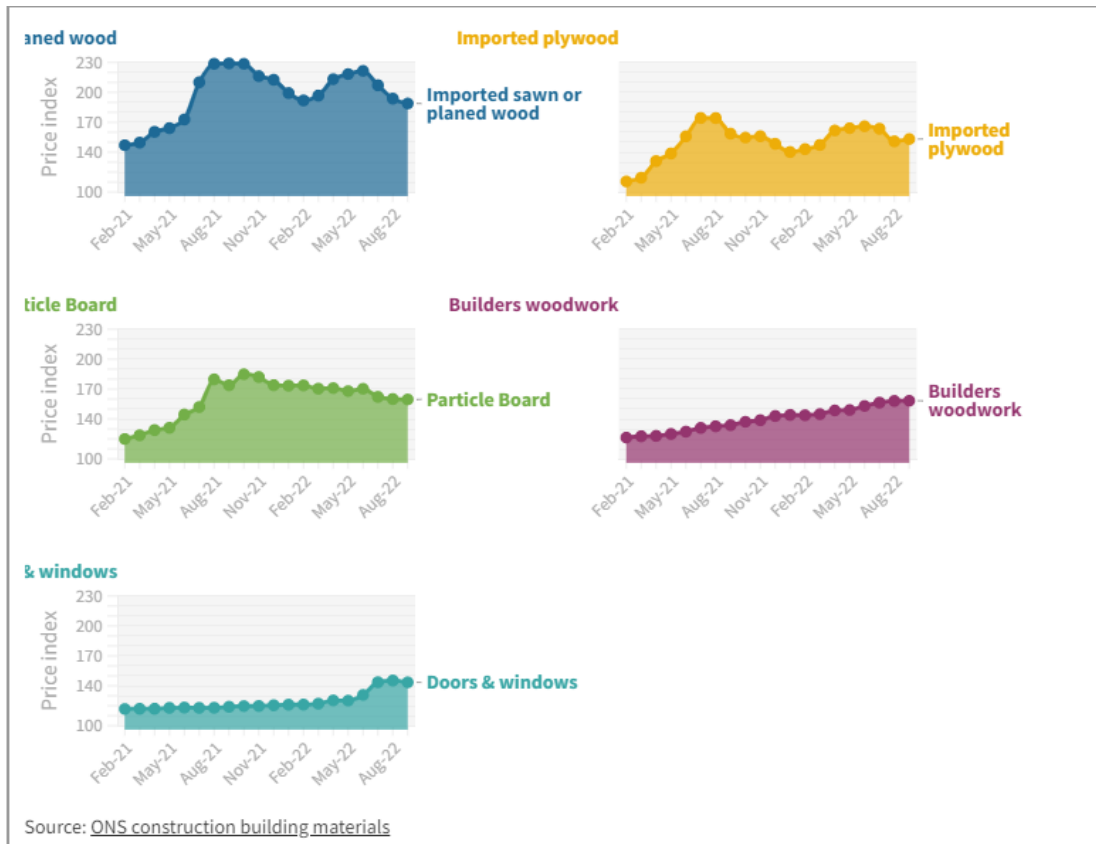
Aggregates:



Cement & Concrete:



Timber & Joinery:



Abnormals

There are a number of abnormal costs on this development which affect the viability of the site which are detailed as followed, some of these items are listed on the front Abnormals page of Appendix A & B and some are listed within the build cost section itself as they are regular costs but are abnormally high for this particular site:

1. Surface Water Storage – Surface water storage costs are rather significant now on our developments with the need for large volumes to be stored. The design costs and installation of these products impact on the viability.
2. Carbon Reduction and renewable technology – It is becoming more and more relevant to provide properties with upgraded fabric approaches for carbon reduction and providing provision for things such as electric charging points for vehicles.
3. Planning Fees – D. Noble Ltd have expended a significant amount on costs associated with planning on this site relating to unnecessary works and amendments due to long time delays during the process which have added to the site's viability issues.
4. Ecology – A significant emphasis has been placed on the issue with potential water voles on the site which have increased costs where D. Noble Ltd have questioned wherever voles are present at all.
5. Geotechnical – The Geotechnical work is over and above the norm or what testing and reporting is required on a difficult contouring site of this nature.
6. Flood Risk Assessment – The flood risk on the site has needed to be assessed and consulted extensively with the Environment Agency and Lead Local Flood Authority.
7. Topography – There will be extensive design and implementation of cut and fill exercises and significant retaining walls required across the entire site.
8. Retaining – The site is very steep in nature and requires various split-level properties and retaining across the site that adds a significant cost to the build in comparison to a flat site.
9. The remaining abnormal costs can be seen on the viability survey and in total contribute to increased costs for the development which affect its viability.

On the basis of the sales revenue versus build costs as highlighted in the viability in appendix A & B and the addition of the abnormal costs associated with the development it leaves the profit margin for the site at 14.4% if no affordable housing was allowed for as shown in Appendix A and as low as 3.8% profit if 20% affordable housing is allowed for as shown in Appendix B, therefore under both scenarios this site is below the threshold for affordable housing to be sustainable.

The affordable housing element has been input into the viability report under Appendix B using Kirklees Councils "Interim Affordable Housing Policy" 2020 at the rate of:

Affordable & Social Rent - £ 55% (£588 per m2)
Intermediate – 45% (£999 per m2).

Conclusion

Based on the evidence provided in the way of viability reports we conclude that the site is not viable to support the inclusion of affordable housing.

This is further backed up by the current position of the housing market where there is no guarantee or certainty on the cost of materials which have already increased as well as material shortages causing delays and further increasing build costs.

It is also widely predicted that the housing market will slow and house prices will decrease. If the build costs continue to rise and the house prices decrease the profit margin will be significantly reduced with a possibility of losses as well.

Appendix A

Viability Report with no affordable
housing allowed.

Appendix B

Viability Report with 20% affordable
housing allowed.