

Appendix 1 – Project Specification

Specification

- 11.1 The District Council wishes to appoint consultants to undertake a Viability Assessment (VA) of the proposed Pre-Submission Local Plan, taking account of all policy and infrastructure requirements and all potential housing and commercial development in the District. The completed VA will form part of the evidence base for the Local Plan Review and help to demonstrate its deliverability. The VA will also review the current level of Community Infrastructure Levy (CIL) and the level of affordable housing that would allow the funding of infrastructure and meet needs without putting at risk the economic viability of development in the District.
- 11.2 The consultant should use an established model or develop a bespoke model to test and appraise the impact of the Pre-Submission Local Plan on the viability of development, having regard to the requirements of the NPPF, as set out in paragraphs 34, 57 and 76 and national guidance contained within the NPPG.
- 11.3 The Assessment should review current residential and non-residential markets, land prices and development costs, together with planning policy requirements, including emerging zero carbon standards, different tenures of affordable housing needs and infrastructure required of development. A matrix of variables should be drawn from these assumptions. These may include but should not be limited to:
- Varying market conditions over the 20 year period 2020 to 2040;
 - Varying Existing Use Values across the District, considering the land uses outlined in the site typologies;
 - Range of average dwelling sizes;
 - Infrastructure priorities;
 - CIL rates and operation of instalment policy;
 - Range of developer profit and yield assumptions;
 - Differing affordable housing tenure mixes.
- 11.4 The consultant should engage with developers, infrastructure providers and other stakeholders as necessary to identify and confirm requirements, costs and values and relevant variables.
- 11.5 The Assessment should include testing a range of residential, non residential and mixed use site typologies that are likely to come forward in Stroud as well as the proposed large strategic site allocations. The Local Plan Viability Study (August 2013) included a site typology containing 16 types of sites. The CIL Viability Study (March 2016) extended this to 21 example sites.
- 11.6 The Assessment should make recommendations based upon striking a balance between supporting a CIL level to fund infrastructure, providing affordable housing to meet housing need and not putting at risk the economic viability of development in Stroud District.
- 11.7 The VA will reflect the emerging findings and outputs from the Stroud District Local Plan Review. A Draft Local Plan was published in November 2019 and can be viewed here, together with background documentation: www.stroud.gov.uk/localplanreview
- 11.8 Stroud District Council has been collecting Community Infrastructure Levy (CIL) since April 2017. Further information can be found here: <https://www.stroud.gov.uk/environment/planning-andbuilding-control/community-infrastructure-levy-cil>
- 11.9 Previous infrastructure and viability studies to support the current adopted Local Plan will be relevant and can be viewed here: <https://www.stroud.gov.uk/environment/planning-andbuilding-control/planning-strategy/evidence-base/infrastructure-and-viability-evidence>

Outputs

- 11.10 Two hard copies and an electronic version of the VA Report are required to support and underpin the Pre-Submission Local Plan. 11.11 The consultant will submit a Final Report by

July 2020 that sets out the methodology, analysis, conclusions and recommendations of the study. It should have due regard to national planning policy and any emerging guidance and best practice on economic Viability Assessments. References will be made to other strategies and studies as appropriate.

- 11.12 The Report will advise the District Council as to whether, based on the evidence gathered through this VA, there are compelling reasons to support or necessitate the application of differential proportions of affordable housing or CIL levies across zones in the district, due to significant disparity in land values.
- 11.13 The Report will contain clear recommendations as to the maximum viable limit and recommended level of both a CIL charge and planning obligations (including affordable housing provision) that could be levied on new developments. These will allow the funding of infrastructure and the meeting of housing need without putting at risk the economic viability of development
- 11.14 The conclusions and recommendations should be clearly set out and explained, supported by robust and transparent information from cited sources, in addition to those assumptions cited earlier. They should be capable of detailed interrogation and defence through the statutory planning process including Examination in Public.
- 11.15 Sensitivity testing will be needed to ensure that these policy options remain robust over the time period of the District Plan. The Report should consider the need for updating evidence and, if agreed with the Council, recommend a series of review milestones over the Plan Period.
- 11.16 The consultant will present the findings and recommendations to a meeting of officers and members

Timescales

Inception meeting	w/c 16 March 2020
Draft report	End of June 2020
Final report	End of July 2020

Appendix 2 – Consultation Questionnaire

The pages in this appendix are not numbered.



Name	
Firm / Developer	
On behalf of	
Site	
Date	

Stroud District Council

Local Plan Viability Assessment, including CIL Review June 2020 Consultation

1. Stroud District Council is undertaking a Local Plan Review that will set out the future spatial strategy for the District, and will include sites for allocation. HDH Planning & Development Ltd (HDH) has been appointed to update the viability evidence and have prepared an early draft report and this questionnaire for consultation with members of the development industry (in line with the Guidance and best practice).
2. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions – and thus ensure that the analysis is firmly based and robust.
3. This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this draft report. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form.
4. The pre-consultation draft report sets out the evidence as collated by HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in this next iteration of this viability assessment.
5. Please do not feel that you need to comment to all aspects of the report – please comment of those areas where you have expertise. Where are areas of agreement it is useful for these to be acknowledged.
6. Please return to local.plan@stroud.gov.uk by **##th June 2020**.
7. The pre-consultation draft report is set out in Chapters as follows:

Chapter 1

8. This chapter sets out the context to this report.
9. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019*. It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.
10. Please provide any comments on the context and scope of the project.

Context
Consultation response.

Chapter 2

11. This chapter sets out the approach to viability testing, including a review of the requirements of the 2019 NPPF the updated PPG and the CIL Regulations.
12. Please provide any comments on the overall approach taken.

Regulation and Framework.
Consultation response.

Chapter 3

13. This chapter sets out the methodology used.
14. Please provide any comments with regard to the methodology used, including the use of the 'Existing Use Value Plus' approach.

Methodology
Consultation response.

Chapter 4

15. This chapter sets out an assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different geographical areas. Please provide any comments on the assumptions proposed, providing evidence to support the comments made:
16. The market housing assumptions are set out in Table 4.8 and Table 4.9.

Market Housing Values - Typologies
Consultation response.

Market Housing Values – Strategic Sites
Consultation response.

17. The assumptions for the Build to Rent sector are set out in Table 4.14.

Build to Rent Housing Values
Consultation response.

18. The affordable housing assumptions are set out in paragraphs 4.61, 4.68 and 4.69.

Affordable Housing Values
Consultation response.

19. The assumptions for specialist older peoples housing are set out in paragraph 4.76.

Older Peoples Housing Values
Consultation response.

Chapter 5

20. This chapter includes an assessment of the non-residential market. The assumptions for non-residential uses are set out in Table 5.2. Are these in line with your understanding of the market?

Non-Residential Values
Consultation response.

Chapter 6

21. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.
22. The EUV assumptions are set out in Table 6.7. Are these in line with the current market?

EUV Assumptions
Consultation response.

23. The BLV assumptions are set out in Paragraph 6.37. Does the BLV provide an adequate landowner's premium? If not why not and what assumption should be used – and why?

BLV Assumptions
Consultation response.

Chapter 7

24. The cost and general development assumptions to be used in the development appraisals are set out through this chapter. Do the assumptions used reflect current development costs in the District?

Construction and development costs
Consultation response.

Chapter 8

25. This chapter includes a summary of the policy requirements that may apply to new development, together with our understanding of how they are likely to be implemented and whether they may add to the costs of development.
26. Does this correspond to the working of the policies on the ground?

Current Local policy requirements
Consultation response.

27. The government has consulted on several new areas of policy (such as the move towards zero carbon, bio-diversity net gain, First Homes). Are there other emerging national policies that should be taken into account?

Emerging National policy requirements
Consultation response.

Chapter 9

28. The modelling is based on the expected development over the period until the Local Plan is reviewed.
29. Do the typologies reflect the expected range of residential development?

Typologies
Consultation response.

Consultation response.

30. Are the assumptions used for the strategic sites appropriate?

Strategic Sites
Consultation response.

Consultation response.

31. Do the assumptions (such as gross/net and density) reflect local practice?

Modelling Assumptions
Consultation response.

Consultation response.

32. Several non-residential uses have been modelled, do others need to be included?

Non-residential Development Modelling Assumptions
Consultation response.

Consultation response.

Chapter 10

33. In due course this chapter will set the results of the appraisals and consideration of residential development. It is planned to test the following scenarios:

- a. Differing affordable housing tenure mixes.
- b. Affordable Housing Mix
- c. Starter Homes and First Homes.
- d. Part M of Building Regulations (Accessible and Adaptable etc).
- e. Construction standards and the move towards zero carbon.

- f. Developer contributions.
- g. Biodiversity net gain as envisaged by national policy direction.
- h. Alternative delivery mechanisms, such as self and custom-build housing.
- i. A review of CIL
- j. Impact of changes in costs and values.

34. Should further sensitivity testing be carried out?

Development Scenarios and Sensitivity Testing
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Consultation response.

Chapter 11

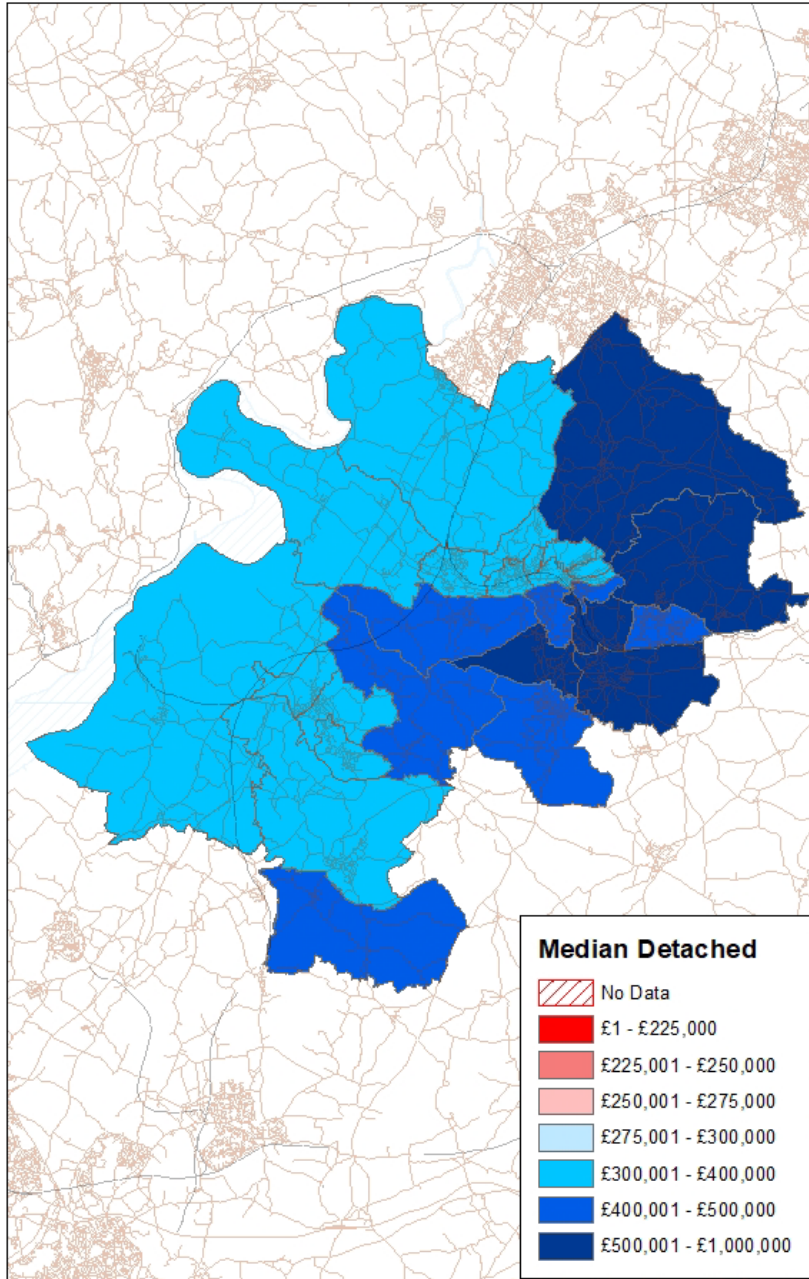
35. In due course this chapter will set the results of the appraisals and consideration of residential development.

Chapter 12

36. In due course this chapter will set out recommendations as to whether CIL should be introduced and if so at what levels.

Appendix 3 – Price Maps

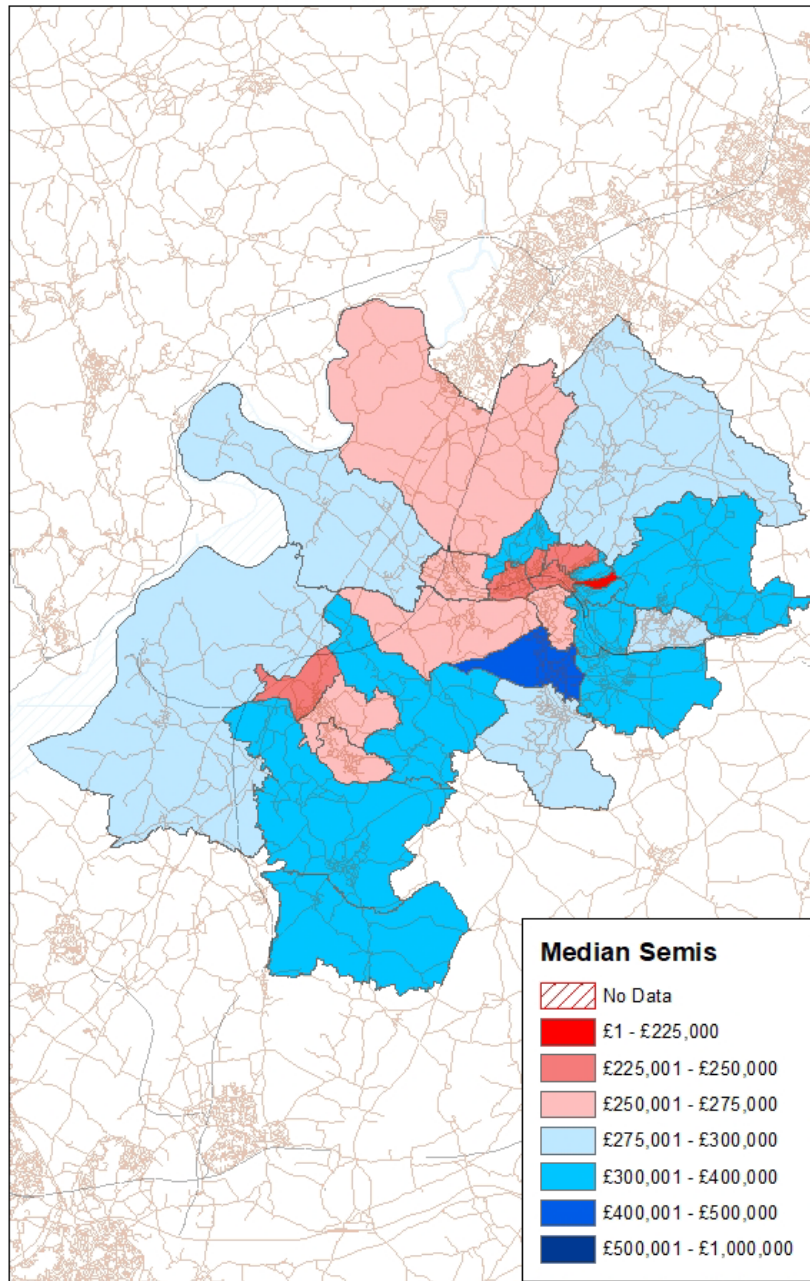
Stroud District Council Median by Ward - Detached 1/5/19 -/1/5/22



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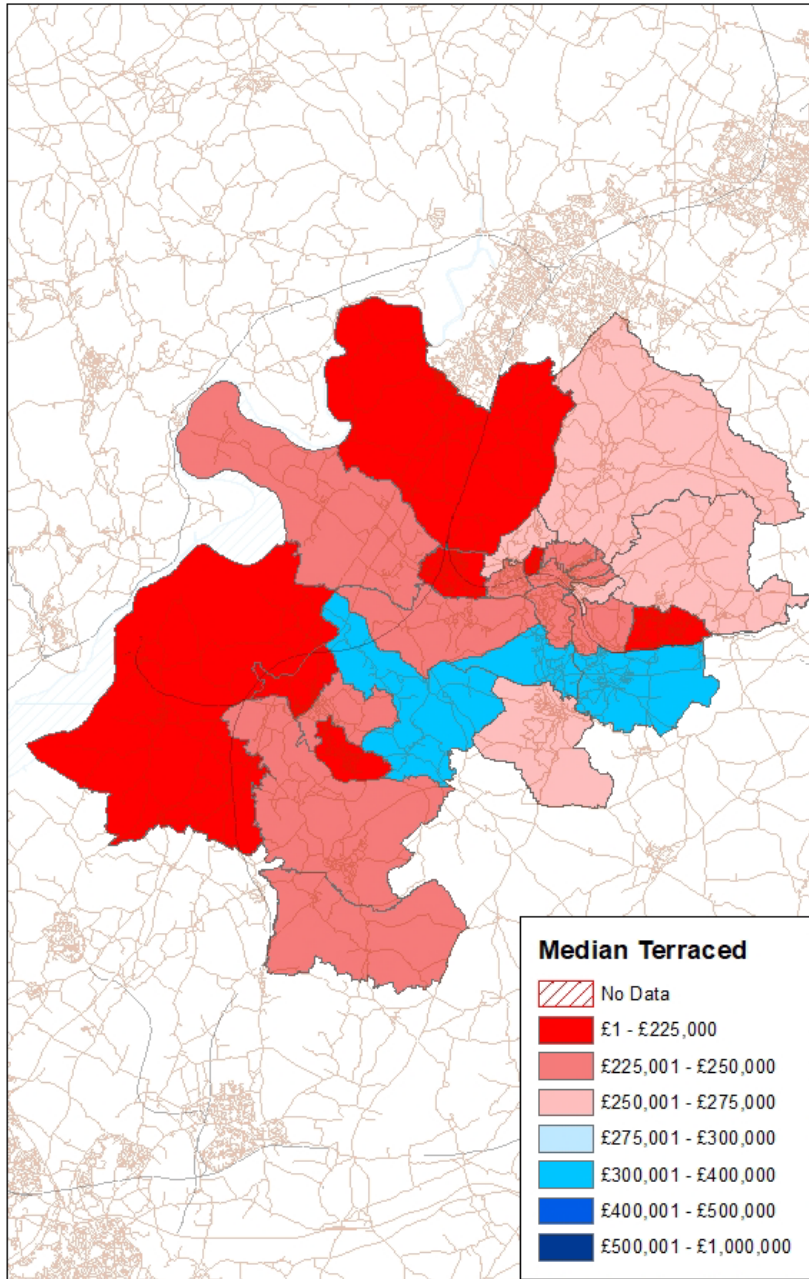
Stroud District Council Median by Ward - Semis 1/5/19 -/1/5/22



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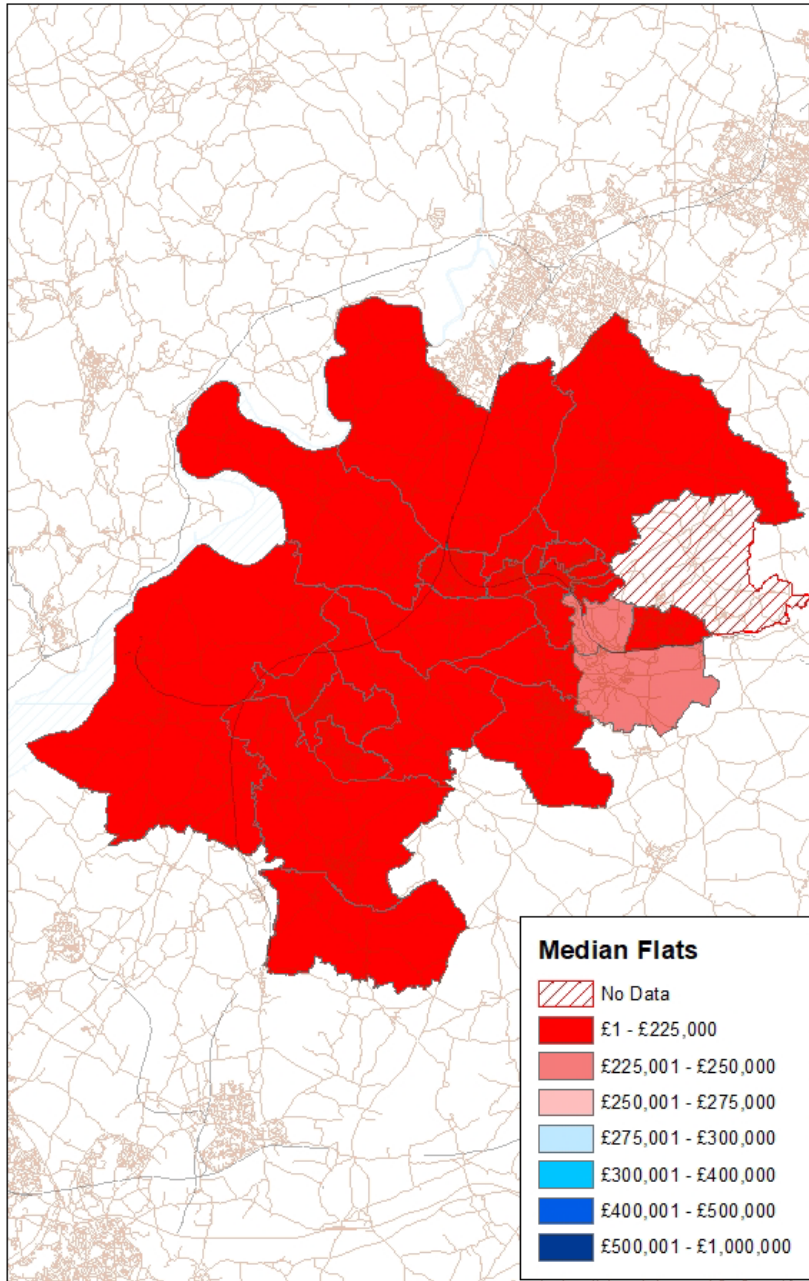
Stroud District Council
Median by Ward - Terraced
1/5/19 -/1/5/22



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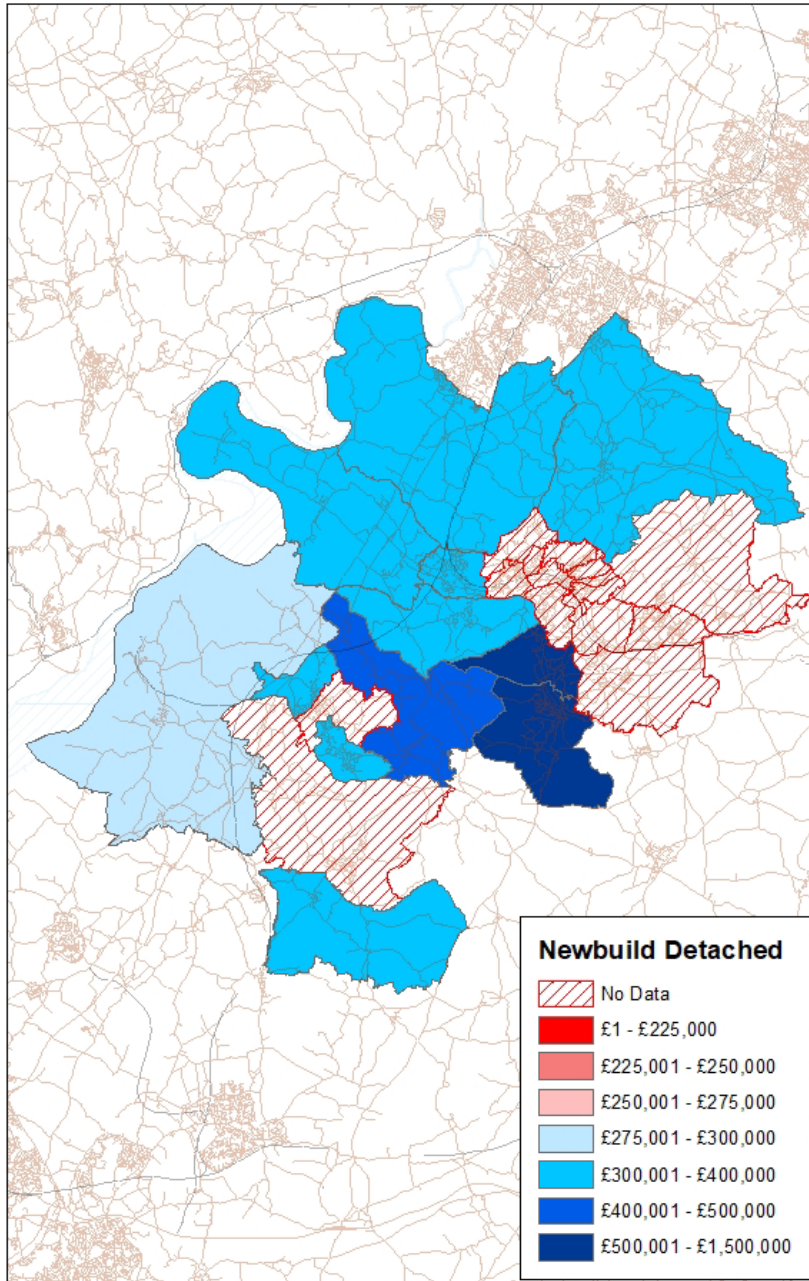
Stroud District Council Median by Ward - Flats 1/5/19 -/1/5/22



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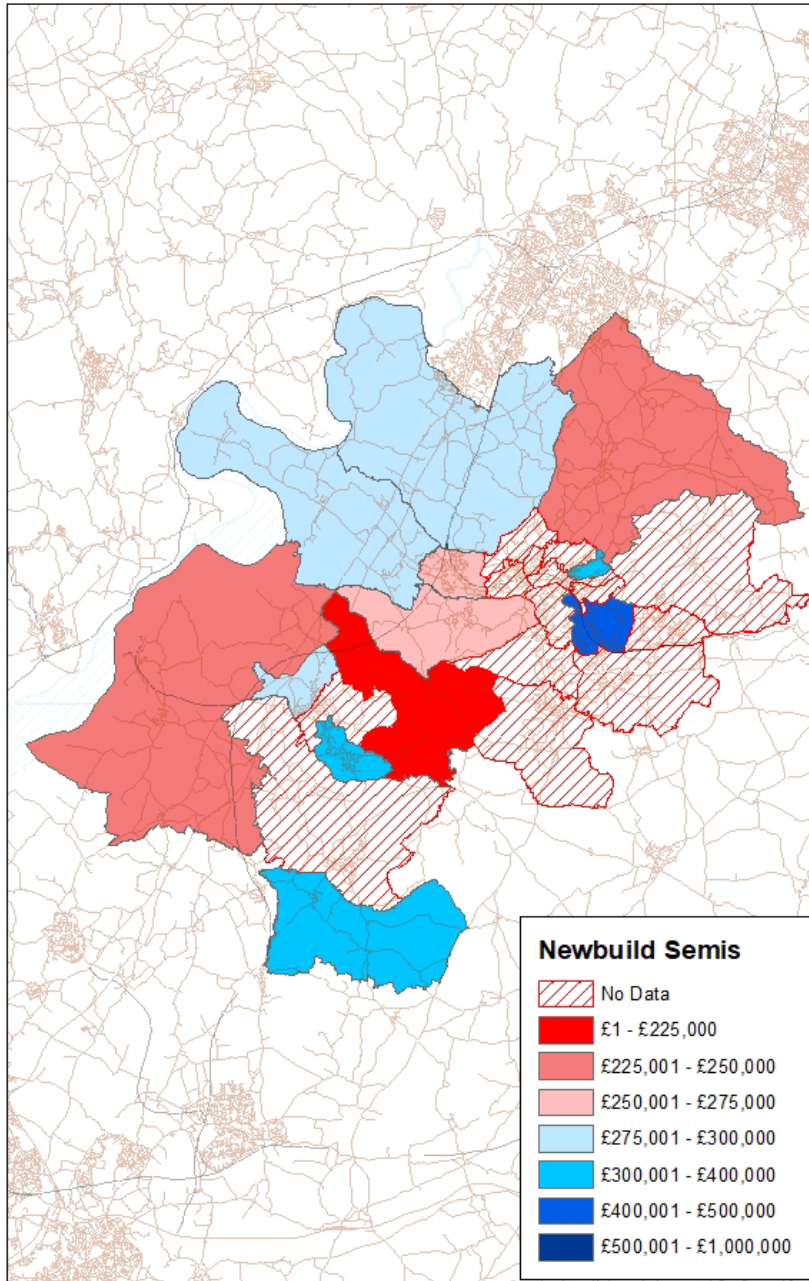
Stroud District Council
Median by Ward - Detached Newbuild
1/5/19 -/1/5/22



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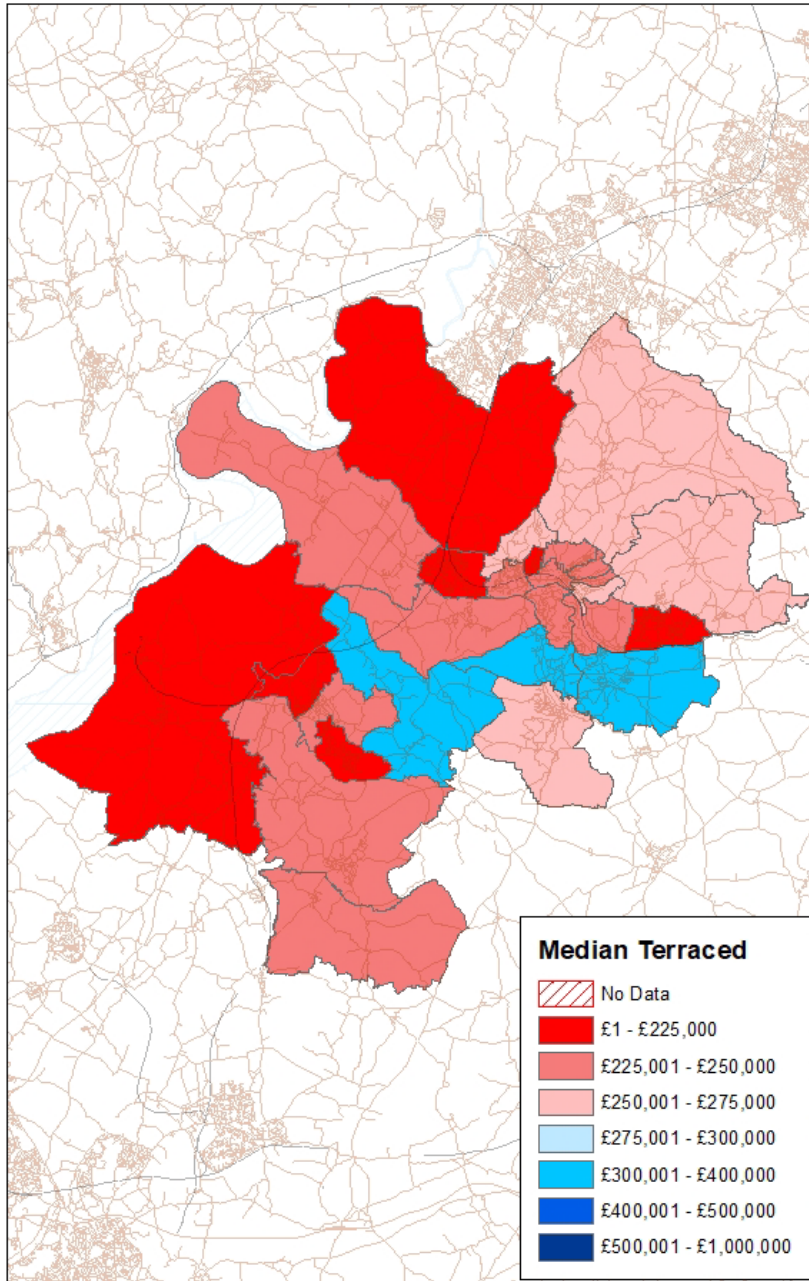


Stroud District Council
Median by Ward - Newbuild Semis
1/5/19 -/1/5/22



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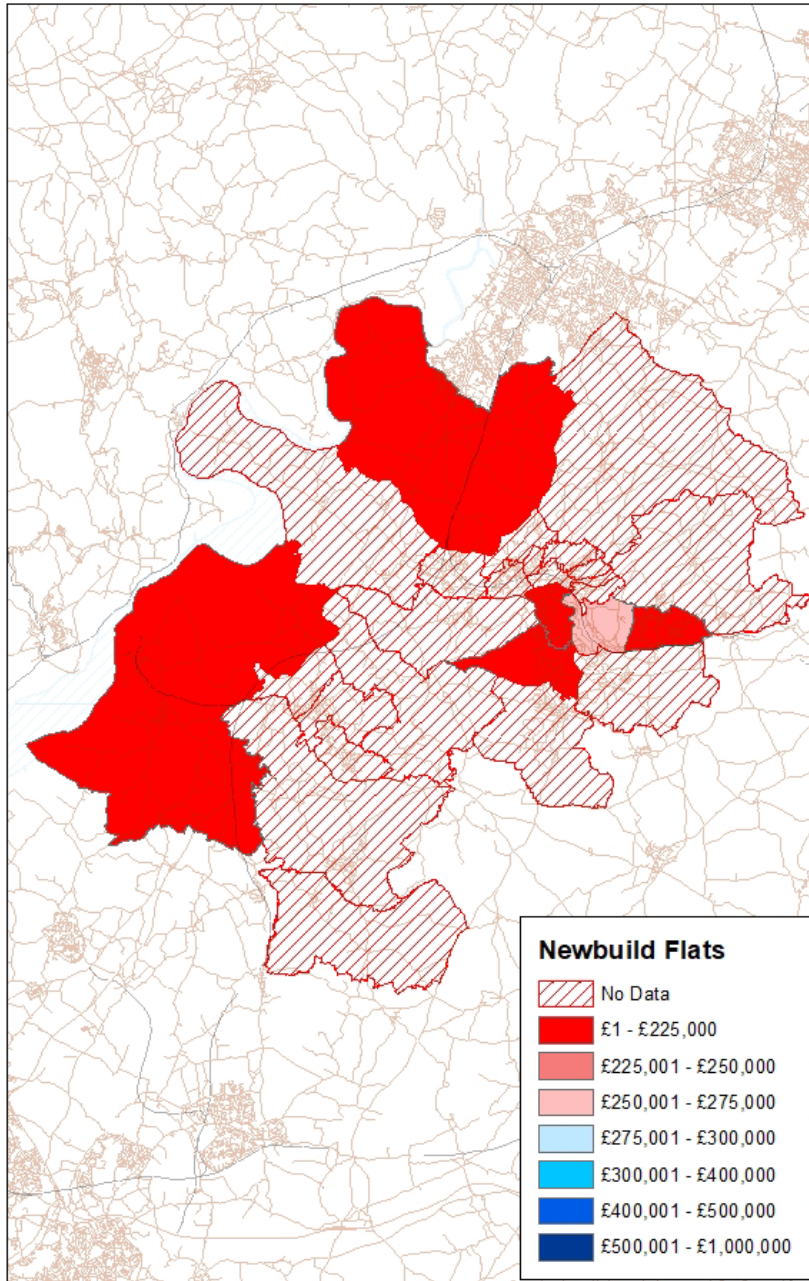
Stroud District Council
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1/5/19 -/1/5/22



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Appendix 4 – Land Registry Price Paid Data by Locality

Count of price_paid					
Row Labels	Detached	Flat	Semi-Detached	Terraced	ALL
ABWELL	1				1
AMBERLEY	10		3		13
ARLINGHAM	3		1		4
ASHMEAD GREEN			1		1
BELL PITCH	1		1		2
BERKELEY	15	4	11	33	63
BISLEY	5		5	3	13
BOURNE	2		1		3
BOWBRIDGE	1			1	2
BOWCOTT	1				1
BOX	6		1		7
BRADLEY GREEN	2			1	3
BRIDGEND	1		9	5	15
BRIMSCOMBE	12	25	10	2	49
BROCKWORTH	12	11	15	28	66
BROOKTHORPE	3		1		4
BROWNSHILL	6		3		9
BURLEIGH	4				4
BUSSAGE	20		1	5	26
BUTTERROW	1				1
CAINSCROSS			1	2	3
CALLOWELL	1				1
CAM	24	11	25	14	74
CAMBRIDGE	2		5	1	8
CASHES GREEN	9		8	5	22
CHALFORD	21	3	6	35	65
CHALFORD HILL	19		6	3	28
COALEY	12		4		16
COOMBE	3				3
CRANHAM	4		1		5
DUDBRIDGE	1	1	7	4	13
DUNKIRK MILLS		1			1
DURSLEY	54	26	100	41	221
EASTCOMBE	5		4	1	10
EASTINGTON	6		7	3	16
EBLEY	6	15	9	11	41

EDGE	2				2
ELMORE			1		1
FAR WESTRIP	2				2
FOREST GREEN	6		10	3	19
FRAMILODE				1	1
FRAMPTON ON SEVERN	5		3	1	9
FRANCE LYNCH	3				3
FROCESTER	1				1
GLOUCESTER	1				1
GREAT OLDBURY	39		37	8	84
HALMORE	1		1	1	3
HARDWICKE	70	10	71	68	219
HARESCOMBE			1		1
HARESFIELD			1		1
HILLESLEY	5		1	3	9
HORSLEY	12		3		15
INCHBROOK	1	8	1	6	16
KINGS STANLEY	17	2	17	4	40
KINGSCOURT	2		5	1	8
KINGSWOOD	18		14	4	36
LEONARD STANLEY	33	1	18	4	56
LIGHTPILL	1			2	3
LONGNEY	1			1	2
LUDLOW GREEN	1				1
LYPIATT	1				1
MIDDLE LEAZES			1		1
MIDDLEYARD	2			1	3
MINCHINHAMPTON	35	6	8	18	67
MORETON VALENCE	1				1
NAILSWORTH	32	17	24	25	98
NEWPORT	1		1	3	5
NEWTOWN	1		3	4	8
NORMAN HILL	5		9		14
NORTH NIBLEY	6		1	1	8
NORTH WOODCHESTER	5		3	2	10
NYMPSFIELD	4		4		8
OAKRIDGE LYNCH	7				7
OLD BROOKEND				2	2
OXLYNCH	2				2
PAGANHILL	1		2	4	7
PAINSWICK	22	9	7	16	54
PITCHCOMBE	2		1	1	4
PURTON	1				1
QUEDGELEY	2	4	2	3	11

RANDWICK	1		3	3	7
RODBOROUGH	3		6	1	10
RODBOROUGH COMMON	9			2	11
RUSCOMBE	3		2		5
RYEFORD			1	3	4
SANDPITS	2				2
SAUL	7			2	9
SELSLEY	3			2	5
SELSLEY EAST	2		1		3
SELSLEY WEST	2		1		3
SHARPNESS		1	1	1	3
SHEEPSCOMBE	8		1	1	10
SLAD	2				2
SLIMBRIDGE	6		1	1	8
SOUTH WOODCHESTER	3		2	1	6
SOUTHEND			1		1
STANDISH	3			2	5
STANLEY DOWNTON	1				1
STINCHCOMBE	3		2		5
STONE	2			2	4
STONEHOUSE	31	16	60	48	155
STROUD	78	78	121	99	376
SYNWELL	3			2	5
THRUPP	9	3	5	6	23
TILSDOWN	2		2	1	5
TRESHAM	1				1
ULEY	5	1	5	4	15
UPLANDS			1		1
UPTON ST LEONARDS	20	2	4	2	28
WALLBRIDGE		1			1
WALLS QUARRY				1	1
WANSWELL			1	2	3
WESTRIP			2		2
WHADDON	1				1
WHITESHILL	5		2	1	8
WHITMINSTER	7		5	1	13
WOODCHESTER	3	5			8
WOODFORD	1		1		2
WOODMANCOTE	3		3	1	7
WOTTON-UNDER-EDGE	25	5	30	26	86
Grand Total	878	266	760	600	2504

Average of price_paid					
Row Labels	Detached	Flat	Semi-Detached	Terraced	ALL
ABWELL	£545,000				£545,000
AMBERLEY	£868,500		£517,750		£787,558
ARLINGHAM	£386,000		£322,000		£370,000
ASHMEAD GREEN			£217,500		£217,500
BELL PITCH	£364,500		£325,000		£344,750
BERKELEY	£311,266	£126,750	£275,317	£226,633	£248,942
BISLEY	£564,000		£439,000	£253,333	£444,231
BOURNE	£469,575		£312,500		£417,217
BOWBRIDGE	£375,000			£180,000	£277,500
BOWCOTT	£840,500				£840,500
BOX	£770,433		£470,000		£727,514
BRADLEY GREEN	£542,500			£150,000	£411,667
BRIDGEND	£315,000		£253,278	£221,800	£246,900
BRIMSCOMBE	£502,917	£154,274	£304,575	£324,500	£277,278
BROCKWORTH	£302,833	£107,227	£243,165	£248,478	£233,612
BROOKTHORPE	£890,114		£515,000		£796,335
BROWNSHILL	£450,167		£276,667		£392,333
BURLEIGH	£649,250				£649,250
BUSSAGE	£401,225		£257,500	£182,500	£353,635
BUTTERROW	£270,000				£270,000
CAINSCROSS			£245,000	£192,500	£210,000
CALLOWELL	£605,000				£605,000
CAM	£356,089	£82,905	£257,223	£187,714	£250,225
CAMBRIDGE	£341,000		£213,550	£190,000	£242,469
CASHES GREEN	£295,111		£224,875	£189,770	£245,630
CHALFORD	£445,300	£162,833	£193,294	£208,555	£281,523
CHALFORD HILL	£470,158		£258,417	£241,633	£400,300
COALEY	£458,292		£194,063		£392,234
COOMBE	£496,667				£496,667
CRANHAM	£627,038		£470,000		£595,630
DUDBRIDGE	£300,000	£125,000	£202,429	£281,875	£228,423
DUNKIRK MILLS		£180,000			£180,000
DURSLEY	£390,245	£124,215	£253,122	£208,771	£263,234
EASTCOMBE	£424,400		£388,600	£193,000	£386,940
EASTINGTON	£340,500		£324,536	£273,167	£320,891
EBLEY	£308,333	£145,733	£260,204	£231,914	£217,778
EDGE	£782,500				£782,500
ELMORE			£150,000		£150,000
FAR WESTRIP	£443,500				£443,500
FOREST GREEN	£367,833		£313,050	£225,000	£316,447
FRAMILODE				£310,000	£310,000

FRAMPTON ON SEVERN	£463,600		£340,167	£295,000	£403,722
FRANCE LYNCH	£503,883				£503,883
FROCESTER	£569,000				£569,000
GLOUCESTER	£272,000				£272,000
GREAT OLDBURY	£367,701		£284,469	£255,372	£320,341
HALMORE	£660,000		£415,000	£422,000	£499,000
HARDWICKE	£344,435	£104,900	£248,854	£192,881	£255,452
HARESCOMBE			£520,000		£520,000
HARESFIELD			£435,000		£435,000
HILLESLEY	£528,200		£290,000	£272,833	£416,611
HORSLEY	£654,583		£219,559		£567,579
INCHBROOK	£830,000	£173,813	£200,000	£281,917	£257,000
KINGS STANLEY	£350,398	£84,500	£237,250	£213,125	£275,288
KINGSCOURT	£311,000		£250,500	£195,000	£258,688
KINGSWOOD	£391,944		£297,393	£204,500	£334,347
LEONARD STANLEY	£415,556	£140,000	£245,966	£209,500	£341,406
LIGHTPILL	£285,000			£174,975	£211,650
LONGNEY	£550,000			£257,500	£403,750
LUDLOW GREEN	£340,000				£340,000
LYPIATT	£770,000				£770,000
MIDDLE LEAZES			£230,000		£230,000
MIDDLEYARD	£505,000			£277,500	£429,167
MINCHINHAMPTON	£558,923	£329,166	£401,250	£393,861	£475,176
MORETON VALENCE	£427,700				£427,700
NAILSWORTH	£424,797	£132,468	£302,071	£275,958	£306,062
NEWPORT	£465,000		£220,000	£196,000	£254,600
NEWTOWN	£325,000		£269,500	£170,500	£226,938
NORMAN HILL	£310,590		£230,611		£259,175
NORTH NIBLEY	£578,750		£254,000	£375,000	£512,688
NORTH WOODCHESTER	£424,050		£398,000	£195,000	£370,425
NYMPSFIELD	£433,575		£443,313		£438,444
OAKRIDGE LYNCH	£738,929				£738,929
OLD BROOKEND				£261,500	£261,500
OXLYNCH	£600,000				£600,000
PAGANHILL	£525,000		£262,500	£195,250	£261,571
PAINSWICK	£672,386	£322,556	£428,857	£297,656	£471,481
PITCHCOMBE	£827,500		£395,000	£625,000	£668,750
PURTON	£640,000				£640,000
QUEDGELEY	£267,500	£101,250	£167,500	£148,333	£156,364
RANDWICK	£460,000		£363,167	£326,667	£361,357
RODBOROUGH	£539,167		£271,167	£200,000	£344,450
RODBOROUGH COMMON	£859,722			£962,500	£878,409
RUSCOMBE	£413,333		£260,000		£352,000
RYEFORD			£258,000	£231,667	£238,250

SANDPITS	£497,500				£497,500
SAUL	£465,357			£320,750	£433,222
SELSLEY	£457,833			£225,000	£364,700
SELSLEY EAST	£472,000		£222,000		£388,667
SELSLEY WEST	£850,000		£323,000		£674,333
SHARPNESS		£84,000	£285,000	£156,000	£175,000
SHEEPSCOMBE	£807,950		£550,000	£477,000	£749,060
SLAD	£517,500				£517,500
SLIMBRIDGE	£550,500		£245,000	£224,000	£471,500
SOUTH WOODCHESTER	£495,827		£270,000	£215,000	£373,747
SOUTHEND			£580,000		£580,000
STANDISH	£627,000			£512,500	£581,200
STANLEY DOWNTON	£560,000				£560,000
STINCHCOMBE	£528,333		£425,000		£487,000
STONE	£366,000			£282,500	£324,250
STONEHOUSE	£414,688	£145,281	£238,813	£200,467	£252,458
STROUD	£366,695	£137,879	£254,758	£237,727	£249,249
SYNWELL	£703,418			£195,000	£500,051
THRUPP	£459,056	£151,667	£226,400	£238,500	£310,848
TILSDOWN	£290,000		£243,000	£220,000	£257,200
TRESHAM	£880,000				£880,000
ULEY	£564,900	£187,499	£354,550	£342,000	£410,183
UPLANDS			£219,995		£219,995
UPTON ST LEONARDS	£501,288	£140,000	£232,750	£234,500	£418,063
WALLBRIDGE		£120,000			£120,000
WALLS QUARRY				£146,500	£146,500
WANSWELL			£277,000	£260,475	£265,983
WESTRIP			£231,000		£231,000
WHADDON	£460,000				£460,000
WHITESHILL	£354,000		£355,000	£230,000	£338,750
WHITMINSTER	£274,814		£298,900	£175,000	£276,400
WOODCHESTER	£806,000	£153,730			£398,331
WOODFORD	£583,000		£467,500		£525,250
WOODMANCOTE	£460,667		£231,167	£135,000	£315,786
WOTTON-UNDER-EDGE	£340,735	£168,600	£263,037	£238,046	£272,578
Grand Total	£447,937	£145,733	£268,867	£236,214	£310,751

Appendix 5 – Land Registry PPD and EPC Data

2018-2019

Date	Price Paid	Type	SAON	PAON	Street	Locality	Town	Postcode	m2	£/m2
24/01/2019	£260,000	S		8	WHARFDALE WAY	BRIDGEND	STONEHOUSE	GL10 2AQ	96	£2,708
12/04/2019	£256,000	S		10	WHARFDALE WAY	BRIDGEND	STONEHOUSE	GL10 2AQ	96	£2,667
26/10/2018	£262,500	D		1	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	92	£2,853
29/03/2019	£213,000	T		2	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	78	£2,731
18/04/2019	£212,000	T		3	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	78	£2,718
10/07/2018	£265,000	T		4	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	92	£2,880
29/03/2019	£255,000	S		5	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,656
07/06/2019	£257,000	S		6	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,677
12/04/2019	£256,500	S		7	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,672
17/04/2019	£255,000	S		8	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,656
28/02/2019	£315,000	D		9	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	123	£2,561
26/03/2019	£215,000	S		10	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	78	£2,756
09/08/2018	£190,000	T		104	MIDLAND ROAD	BRIDGEND	STONEHOUSE	GL10 2DT	59	£3,220
28/02/2018	£475,000	S		3	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	158	£3,006
14/12/2018	£435,000	S		4	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	142	£3,063
05/01/2018	£335,000	T		5	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	92	£3,641
01/05/2019	£550,000	T		10	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	180	£3,056
30/11/2018	£365,000	T		12	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	102	£3,578
20/04/2018	£420,000	T		13	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	112	£3,750
31/10/2018	£290,000	T		14	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	76	£3,816
08/06/2018	£380,000	S		15	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	100	£3,800
03/05/2019	£650,000	D		16	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	170	£3,824
05/04/2019	£575,000	D		17	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	158	£3,639
24/05/2019	£342,995	D		1	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,236
31/05/2019	£299,995	S		3	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,333
07/06/2019	£306,995	S		5	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,411
21/06/2019	£292,995	S		10	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,256
12/07/2019	£281,000	S		12	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,122
12/07/2019	£281,000	S		14	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,122
22/03/2019	£294,995	T		18	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£2,980
29/03/2019	£289,995	T		20	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	110	£2,636
05/04/2019	£287,995	T		22	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£2,909
22/11/2019	£298,995	S		23	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,322
29/03/2019	£294,995	S		24	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£2,980
27/09/2019	£298,995	S		25	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,322
21/03/2019	£294,995	S		26	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,278
11/10/2019	£410,995	D		27	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,211
22/02/2019	£294,995	S		28	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,278
28/05/2019	£341,877	O		29	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	49	£6,977

29/03/2019	£419,995	D	30	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	131	£3,206
16/01/2020	£303,995	S	67	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,378
20/12/2019	£303,995	S	69	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,378
22/11/2019	£419,995	D	75	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
22/11/2019	£301,995	D	77	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,356
22/11/2019	£299,995	S	79	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,333
25/09/2019	£355,995	D	81	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,358
21/11/2019	£419,995	D	83	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
23/08/2019	£425,995	D	85	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	131	£3,252
14/06/2019	£320,995	D	95	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£3,242
19/12/2019	£330,000	D	30	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	93	£3,548
28/06/2019	£248,000	S	2	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,818
30/08/2019	£240,000	O	4	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,727
28/06/2019	£260,000	S	6	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,955
27/06/2019	£275,500	S	8	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£3,131
28/06/2019	£250,000	S	10	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,841
28/06/2019	£243,000	S	12	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,761
14/06/2019	£313,500	D	1	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	93	£3,371
22/08/2019	£240,000	S	2	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£2,727
19/12/2019	£305,000	S	7	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,699
22/11/2019	£300,000	S	8	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,655
27/09/2019	£340,000	D	23	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	101	£3,366
28/10/2019	£400,000	D	24	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,125
20/09/2019	£290,000	S	28	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,295
27/09/2019	£280,000	S	29	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,182
28/06/2019	£290,000	S	32	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,295
21/06/2019	£390,000	D	38	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,047
28/06/2019	£384,995	D	1	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,156
29/11/2019	£382,995	D	3	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,139
20/06/2019	£394,995	D	5	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,238
28/06/2019	£359,995	D	7	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
07/06/2019	£359,995	D	9	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
23/08/2019	£359,995	D	11	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
27/09/2019	£309,995	S	13	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	46	£6,739
09/07/2019	£309,995	S	15	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	100	£3,100
02/09/2019	£374,995	D	17	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	85	£4,412
06/09/2019	£369,995	D	19	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,246
25/10/2019	£351,995	D	21	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,088
13/12/2019	£344,995	D	23	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,026
18/10/2019	£349,995	D	25	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,070
16/08/2019	£349,995	D	14	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£3,070
18/10/2019	£376,995	D	16	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	122	£3,090
27/09/2019	£339,995	D	18	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,238
27/09/2019	£310,995	S	20	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,110
25/10/2019	£309,995	S	22	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,100
20/12/2019	£339,995	D	24	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,238
08/11/2019	£343,995	D	26	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,276

16/12/2019	£339,995	D	30	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£2,982
15/11/2019	£317,709	O	1	THOMAS TUDOR WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FS		
06/12/2019	£250,000	T	133	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,525
15/11/2019	£255,000	T	135	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,576
30/11/2018	£585,000	D	3	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	188	£3,112
23/03/2018	£427,500	D	9	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	143	£2,990
27/04/2018	£371,000	D	11	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,748
24/05/2018	£377,000	D	15	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,793
25/05/2018	£480,000	D	17	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	158	£3,038
22/06/2018	£447,000	D	19	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	143	£3,126
01/06/2018	£390,000	D	21	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,889
22/06/2018	£380,000	D	23	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,815
22/06/2018	£372,000	D	25	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,756
20/09/2019	£387,995	D	27	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,403
20/09/2019	£389,995	D	29	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,421
07/05/2019	£386,995	D	31	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,395
26/04/2019	£369,995	D	33	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,524
20/04/2019	£369,995	D	35	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,524
28/03/2019	£484,995	D	37	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	181	£2,680
08/02/2019	£384,995	D	39	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,377
14/12/2018	£411,995	D	41	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,377
06/12/2018	£369,995	D	43	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,524
30/11/2018	£409,995	D	45	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,361
23/11/2018	£344,995	D	47	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	100	£3,450
24/08/2018	£361,995	D	49	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,448
25/07/2018	£357,995	D	51	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,409
24/08/2018	£358,995	D	53	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,419
26/06/2018	£405,995	D	55	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,328
14/06/2018	£370,995	D	57	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,254
04/05/2018	£263,157	S	73	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	76	£3,463
27/04/2018	£266,995	S	75	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	76	£3,513
06/04/2018	£432,995	D	77	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	162	£2,673
29/03/2018	£433,995	D	79	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	162	£2,679
09/03/2018	£413,995	D	81	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,393
09/02/2018	£354,995	S	83	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,381
13/06/2019	£192,691	O	20-32 EVEN	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG		
23/02/2018	£440,000	D	2	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	143	£3,077
27/04/2018	£370,000	D	4	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	135	£2,741
25/05/2018	£447,000	D	6	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	143	£3,126
15/06/2018	£447,000	D	8	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	143	£3,126
29/06/2018	£550,000	D	10	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	188	£2,926
28/06/2019	£414,995	D	12	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	122	£3,402
28/06/2019	£494,995	D	14	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,735
09/08/2019	£271,949	S	16	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	76	£3,578
09/08/2019	£277,995	S	18	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	76	£3,658
30/10/2019	£348,995	D	34	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	100	£3,490
27/06/2019	£479,995	D	38	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,652

18/04/2019	£366,995	D	40	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,495
20/06/2019	£364,995	D	42	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,476
01/03/2019	£479,995	D	44	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,652
14/12/2018	£444,995	D	46	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	162	£2,747
28/09/2018	£358,995	D	48	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,419
10/08/2018	£358,995	D	50	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,419
22/06/2018	£374,995	D	52	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,289
29/03/2018	£373,995	D	54	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,281
29/03/2018	£367,995	D	56	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,228
26/01/2018	£369,995	D	58	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,246
23/02/2018	£429,995	D	60	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	162	£2,654
30/05/2018	£399,995	D	62	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	122	£3,279
29/03/2018	£389,995	D	64	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	122	£3,197
22/11/2019	£334,995	D	1	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	100	£3,350
23/12/2019	£371,495	D	2	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	122	£3,045
06/12/2019	£379,995	D	3	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	105	£3,619
17/01/2020	£269,995	S	4	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	76	£3,553
19/12/2019	£261,995	S	5	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	76	£3,447
25/10/2019	£302,370	O	14	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	98	£3,085
17/01/2020	£389,995	D	19	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	122	£3,197
12/11/2018	£241,995	S	1	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,667
23/04/2018	£372,048	O	2	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	78	£4,770
14/11/2018	£239,995	S	3	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,636
29/06/2018	£237,995	S	14	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,606
08/06/2018	£232,995	S	16	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,530
30/08/2019	£301,995	D	1	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	85	£3,553
24/05/2019	£491,995	D	2	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	181	£2,718
24/05/2019	£412,995	D	3	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	122	£3,385
28/06/2019	£459,995	D	5	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	162	£2,839
07/06/2019	£411,995	D	7	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	122	£3,377
28/03/2019	£489,995	D	1	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	181	£2,707
22/03/2019	£484,995	D	2	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	181	£2,680
18/04/2019	£454,995	D	3	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	162	£2,809
15/02/2019	£459,995	D	4	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	162	£2,839
13/04/2018	£372,000	D	8	DIXON CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GP	135	£2,756
29/03/2018	£377,000	D	10	DIXON CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GP	135	£2,793
27/06/2018	£385,000	D	1	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	135	£2,852
29/06/2018	£377,000	D	2	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	135	£2,793
01/06/2018	£437,000	D	3	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	143	£3,056
29/06/2018	£360,000	D	4	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	135	£2,667
31/08/2018	£535,000	D	1	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	188	£2,846
29/06/2018	£490,000	D	2	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	158	£3,101
29/06/2018	£452,000	D	3	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	143	£3,161
15/08/2018	£550,000	D	4	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	188	£2,926
26/10/2018	£415,000	D	1	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	143	£2,902
30/11/2018	£470,000	D	2	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	174	£2,701
26/10/2018	£535,000	D	3	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£2,846

30/11/2018	£557,000	D	4	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£2,963
26/10/2018	£405,000	D	5	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	135	£3,000
01/02/2019	£565,000	D	6	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£3,005
28/09/2018	£405,000	D	7	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	135	£3,000
30/11/2018	£457,000	D	8	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	143	£3,196
28/09/2018	£540,000	D	9	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£2,872
10/01/2020	£259,995	S	1	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,291
19/11/2019	£259,995	S	2	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	76	£3,421
06/12/2019	£259,995	S	3	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	76	£3,421
01/11/2019	£264,995	S	4	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,354
18/12/2019	£349,995	D	7	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	114	£3,070
06/12/2019	£199,995	S	9	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,175
06/12/2019	£234,995	S	11	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,730
23/12/2019	£251,995	D	13	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	77	£3,273
11/10/2019	£280,995	S	4	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
15/11/2019	£280,995	S	6	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
09/12/2019	£324,995	D	8	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	106	£3,066
05/04/2019	£165,000	D	2	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	80	£2,063
28/02/2018	£165,000	D	4	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	80	£2,063
21/06/2018	£160,500	D	6	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	80	£2,006
31/07/2019	£150,580	D	9	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	74	£2,035
12/01/2018	£442,105	D	36	DYEHOUSE FIELD	KINGS STANLEY	STONEHOUSE	GL10 3QR	151	£2,928
12/01/2018	£280,000	S	46	DYEHOUSE FIELD	KINGS STANLEY	STONEHOUSE	GL10 3QR	62	£4,516
09/02/2018	£260,000	S	47	DYEHOUSE FIELD	KINGS STANLEY	STONEHOUSE	GL10 3QR	62	£4,194
22/11/2019	£361,995	S	45	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,335
07/11/2019	£332,115	S	59	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,143
27/09/2019	£340,000	S	63	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,194
30/08/2019	£359,995	S	65	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,323
30/08/2019	£304,995	S	67	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,585
30/08/2019	£300,000	S	69	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,542
28/06/2019	£296,995	S	71	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,517
19/07/2019	£296,995	S	73	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,517
27/09/2018	£282,995	S	75	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	112	£2,527
16/11/2018	£290,000	S	77	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	112	£2,589
29/11/2019	£309,995	S	2	WYATT CLOSE	LITTLECOMBE	DURSLEY	GL11 4FE	118	£2,627
07/11/2019	£264,995	S	1	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	74	£3,581
28/06/2019	£359,995	D	2	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	112	£3,214
27/09/2019	£279,995	S	3	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,218
30/05/2019	£285,000	D	4	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,276
30/08/2019	£309,995	D	5	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,563
30/08/2019	£309,995	D	7	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	91	£3,407
30/08/2019	£309,995	D	9	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	91	£3,407
31/05/2019	£273,495	S	10	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,144
13/09/2019	£394,995	D	11	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	124	£3,185
19/08/2019	£286,995	D	12	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,299
31/05/2019	£300,000	S	13	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	118	£2,542
31/05/2019	£294,995	S	15	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	118	£2,500

31/05/2019	£342,995	S	17	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	155	£2,213
29/03/2019	£290,000	S	21	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	112	£2,589
29/03/2019	£290,000	S	23	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	112	£2,589
30/11/2018	£385,000	D	25	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	124	£3,105
01/10/2018	£319,995	S	1	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
03/10/2018	£319,995	S	3	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
05/10/2018	£319,995	S	5	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
28/09/2018	£319,995	S	7	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
27/09/2018	£295,995	D	9	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	87	£3,402
30/11/2018	£434,995	D	11	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,175
01/02/2019	£434,995	D	13	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,175
14/12/2018	£439,995	D	15	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,212
15/08/2019	£139,131	S	24	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	77	£1,807
24/10/2018	£244,995	S	30	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	74	£3,311
18/12/2018	£295,995	S	34	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,508
19/12/2018	£298,995	S	36	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,534
19/12/2018	£298,995	S	38	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,534
19/12/2018	£295,995	S	40	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,508
20/12/2018	£298,995	S	42	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,534
30/11/2018	£360,000	D	44	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	112	£3,214
30/11/2018	£360,000	D	46	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	112	£3,214
29/11/2018	£438,000	D	48	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,197
30/10/2018	£435,000	D	1	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	141	£3,085
05/04/2018	£360,000	D	8	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,500
23/02/2018	£320,000	D	10	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,991
22/06/2018	£285,000	S	24	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	116	£2,457
01/11/2018	£289,000	D	26	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,701
09/03/2018	£310,000	D	28	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,897
22/06/2018	£320,000	D	29	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	120	£2,667
14/11/2018	£285,000	D	30	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,664
15/03/2019	£310,000	D	31	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	120	£2,583
14/12/2018	£400,000	D	32	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,778
24/08/2018	£385,000	D	33	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	126	£3,056
22/02/2019	£425,395	D	34	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	225	£1,891
07/09/2018	£420,000	D	35	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	165	£2,545
03/10/2018	£344,000	D	36	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£3,215
28/09/2018	£292,000	D	37	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	120	£2,433
09/08/2018	£125,000	T	39	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	83	£1,506
26/01/2018	£290,000	S	43	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	116	£2,500
31/08/2018	£355,000	D	46	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,465
21/06/2018	£385,000	D	49	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,674
26/07/2018	£398,000	D	5	RAILWAY WALK	CAM	DURSLEY	GL11 5DF	144	£2,764
26/01/2018	£340,000	T	6	RAILWAY WALK	CAM	DURSLEY	GL11 5DF	107	£3,178
20/12/2019	£363,402	D	36	BOX ROAD	CAM	DURSLEY	GL11 5DJ	127	£2,861
20/12/2019	£260,090	S	38	BOX ROAD	CAM	DURSLEY	GL11 5DJ	87	£2,990
28/11/2018	£255,000	S	2	HADDRELL CLOSE	LITTLECOMBE	DURSLEY	GL11 5EU	78	£3,269
31/10/2019	£436,995	D	3	HADDRELL CLOSE	LITTLECOMBE	DURSLEY	GL11 5EU	138	£3,167

26/01/2018	£452,995	D	4	HADDRELL CLOSE	LITTLECOMBE	DURSLEY	GL11 5EU	138	£3,283
22/08/2019	£525,000	D	1	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	168	£3,125
02/08/2019	£420,000	D	2	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	132	£3,182
28/11/2019	£510,000	D	3	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	168	£3,036
17/07/2019	£190,500	S	4	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	82	£2,323
24/07/2019	£190,500	S	6	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	82	£2,323
17/07/2019	£310,000	D	8	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	92	£3,370
25/10/2019	£310,000	D	9	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	92	£3,370
01/11/2019	£377,408	O	10	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	59	£6,397
10/12/2019	£185,250	S	11	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	79	£2,345
25/10/2019	£210,000	S	13	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	89	£2,360
20/12/2019	£298,936	S	2	BLACKBERRY GROVE	CAM	DURSLEY	GL11 5FJ	100	£2,989
03/12/2019	£117,000	T	9	REYNOLDS CLOSE	CHARLFIELD	WOTTON-UNDER-EDGE	GL12 7NY	82	£1,427
18/10/2018	£369,000	D	1	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,209
11/10/2019	£318,000	D	2	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,245
19/10/2018	£257,500	T	3	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,480
01/11/2019	£307,000	S	4	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,374
18/10/2018	£259,000	T	5	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,500
26/09/2019	£310,000	S	6	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,407
20/09/2019	£370,000	D	8	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,217
26/10/2018	£252,500	S	9	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	75	£3,367
31/10/2019	£362,000	D	10	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	114	£3,175
26/10/2018	£240,000	S	11	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	75	£3,200
31/10/2019	£410,000	D	12	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,306
31/10/2019	£425,000	D	14	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	126	£3,373
11/02/2019	£173,997	S	15	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	75	£2,320
20/09/2019	£380,000	S	18	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	122	£3,115
26/07/2019	£404,500	D	20	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,262
30/04/2019	£403,500	D	22	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,254
14/06/2019	£312,000	S	24	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,184
14/06/2019	£337,500	S	26	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£2,935
30/10/2018	£252,500	S	27	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,412
30/04/2019	£322,000	D	28	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,286
30/10/2018	£252,500	S	29	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,412
30/04/2019	£360,000	D	30	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,130
31/10/2018	£310,000	S	35	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,163
07/12/2018	£320,000	S	37	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,265
22/08/2019	£289,500	S	39	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,181
25/10/2019	£288,000	S	41	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,165
18/04/2019	£364,000	D	55	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,165
31/10/2018	£250,500	S	57	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,385
31/10/2018	£255,500	S	59	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,453
31/10/2018	£310,000	S	61	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,407
31/10/2018	£299,000	S	63	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,286
13/09/2019	£356,000	D	65	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,096
16/08/2019	£291,500	S	67	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,203
18/04/2019	£305,000	S	69	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,352

18/04/2019	£355,000	D	71	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	114	£3,114
04/12/2019	£369,000	D	6	EDWARD WAY	CANONBURY	BERKELEY	GL13 9FF		
28/06/2019	£257,000	S	14	EDWARD WAY	CANONBURY	BERKELEY	GL13 9FF		
30/04/2019	£309,995	D	4	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	90	£3,444
20/12/2019	£290,995	D	5	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	112	£2,598
20/12/2019	£225,000	T	14	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	85	£2,647
13/12/2019	£225,000	T	25	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	85	£2,647
08/02/2019	£285,000	T	1	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	112	£2,545
03/05/2019	£285,000	T	2	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	112	£2,545
21/12/2018	£257,875	T	4	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,410
28/02/2019	£270,000	T	5	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,523
26/07/2019	£260,000	T	6	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,430
05/07/2019	£255,000	T	7	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,383
06/08/2019	£259,000	T	8	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,421
17/01/2019	£275,000	T	9	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,570
28/06/2019	£245,000	T	11	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,290
13/02/2019	£275,000	T	12	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,570
26/04/2019	£254,000	S	3	STUMP STREET	CANONBURY	BERKELEY	GL13 9GG		
28/11/2019	£84,000	F	1C	OLDMINSTER ROAD	SHARPNESS	BERKELEY	GL13 9NE	32	£2,625
23/04/2018	£340,000	D	42	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	110	£3,091
05/03/2018	£345,995	D	64	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	126	£2,746
25/05/2018	£329,995	D	66	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	110	£3,000
22/06/2018	£349,995	D	68	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	126	£2,778
05/01/2018	£314,995	D	63	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	103	£3,058
28/02/2018	£324,995	D	67	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	110	£2,955
13/04/2018	£345,995	D	69	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	126	£2,746
18/05/2018	£384,995	D	71	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	146	£2,637
25/10/2018	£257,000	O	19	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	92	£2,793
14/09/2018	£285,000	S	35	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	98	£2,908
01/02/2019	£264,000	S	39	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	92	£2,870
26/06/2019	£340,000	S	41	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	124	£2,742
02/03/2018	£380,000	D	1	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,734
18/01/2018	£359,000	D	2	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	125	£2,872
24/01/2018	£410,000	D	3	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,595
29/06/2018	£263,000	S	5	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	91	£2,890
23/03/2018	£370,000	D	6	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,662
20/04/2018	£280,000	S	7	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	105	£2,667
29/03/2018	£425,000	D	8	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,690
30/04/2018	£270,000	S	10	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	105	£2,571
29/10/2018	£345,000	D	11	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	125	£2,760
22/05/2018	£280,000	S	12	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	105	£2,667
20/07/2018	£425,000	D	13	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,690
01/06/2018	£303,000	D	14	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	117	£2,590
29/06/2018	£365,000	D	15	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	125	£2,920
08/06/2018	£310,000	D	16	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	117	£2,650
30/04/2018	£425,000	D	17	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	157	£2,707
28/06/2018	£425,000	D	20	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,690

31/10/2018	£360,000	D	22	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	126	£2,857
31/10/2018	£385,000	D	24	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,770
31/10/2018	£385,000	D	26	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,770
21/12/2018	£320,000	S	28	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	128	£2,500
31/10/2018	£255,000	S	30	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	91	£2,802
31/10/2018	£250,000	S	34	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,717
31/10/2018	£265,000	S	36	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,880
31/10/2018	£260,000	S	38	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,826
31/10/2018	£260,000	S	40	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,826
31/10/2018	£360,000	D	42	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	124	£2,903
02/02/2018	£360,000	D	2	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	139	£2,590
26/01/2018	£270,000	S	4	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	105	£2,571
02/02/2018	£280,000	S	6	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	105	£2,667
02/02/2018	£415,000	D	8	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	158	£2,627
27/04/2018	£360,000	D	10	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	125	£2,880
26/01/2018	£415,000	D	12	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	158	£2,627
08/06/2018	£350,000	S	2	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	128	£2,734
02/03/2018	£425,000	D	3	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	158	£2,690
15/03/2018	£425,000	D	4	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	158	£2,690
23/02/2018	£385,000	D	5	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	147	£2,619
28/03/2018	£365,000	D	8	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	139	£2,626
19/01/2018	£314,995	D	9	BALLIS SQUARE	QUEDGELEY	GLOUCESTER	GL2 4DJ	110	£2,864
08/03/2018	£316,995	D	11	BALLIS SQUARE	QUEDGELEY	GLOUCESTER	GL2 4DJ	110	£2,882
15/03/2019	£250,000	S	1	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	92	£2,717
22/03/2019	£255,000	S	2	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	92	£2,772
29/03/2019	£260,000	S	3	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,766
05/04/2019	£260,000	S	4	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,766
15/03/2019	£270,000	D	5	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,872
29/03/2019	£265,000	S	6	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,819
24/04/2019	£265,000	S	7	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,819
23/04/2019	£338,000	D	8	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,726
22/02/2019	£265,000	S	9	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	92	£2,880
17/04/2019	£325,000	S	10	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,621
08/04/2019	£345,000	D	11	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,782
18/04/2019	£340,000	D	12	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,742
29/04/2019	£335,000	D	13	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,702
25/01/2019	£335,000	S	3	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,702
11/01/2019	£278,500	S	7	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	98	£2,842
27/11/2018	£337,000	D	9	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,718
30/04/2019	£340,000	D	11	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,742
26/04/2019	£265,000	D	13	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	94	£2,819
26/04/2019	£365,000	D	15	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,944
22/02/2019	£242,000	S	4	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,143
29/03/2019	£215,000	S	6	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,707
29/03/2019	£215,000	S	8	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,707
31/05/2019	£260,000	S	10	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£2,955
31/05/2019	£260,000	S	12	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£2,955

27/06/2019	£200,000	T	14	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,448
21/06/2019	£210,000	T	16	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,621
21/06/2019	£215,000	T	18	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,707
28/06/2019	£218,000	S	20	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,759
28/06/2019	£208,000	S	22	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,586
21/06/2019	£240,000	S	24	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,117
28/06/2019	£350,000	D	26	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,734
28/06/2019	£400,000	D	28	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,797
25/06/2019	£415,000	D	30	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,902
27/06/2019	£350,000	D	32	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,734
28/06/2019	£300,000	D	34	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	127	£2,362
28/06/2019	£290,000	S	36	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,566
28/06/2019	£290,000	S	38	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,566
05/11/2019	£210,000	T	40	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,621
27/09/2019	£200,000	T	42	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,448
30/10/2019	£205,000	T	44	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,534
01/11/2019	£295,000	S	46	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,611
28/10/2019	£295,000	S	48	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,611
08/11/2019	£247,000	S	50	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,208
19/12/2019	£250,000	S	52	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,247
18/12/2019	£255,000	D	54	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,312
19/12/2019	£285,000	F	56	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	93	£3,065
18/12/2019	£425,000	D	58	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,972
12/07/2019	£295,000	S	3	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,418
04/10/2019	£309,995	D	7	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,541
27/09/2019	£309,995	D	9	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,541
31/01/2019	£299,995	D	1	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,459
01/04/2019	£279,995	S	2	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,295
24/05/2019	£289,995	S	3	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,377
29/03/2019	£278,995	S	4	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,287
31/01/2019	£279,995	D	6	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	94	£2,979
15/03/2018	£229,995	T	7	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,026
31/01/2019	£234,995	S	8	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,092
31/01/2019	£199,995	T	9	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,175
31/01/2019	£234,995	S	10	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,092
31/01/2019	£194,995	T	11	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,095
06/09/2019	£236,995	T	12	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,118
26/07/2019	£230,247	T	13	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,030
26/04/2019	£199,995	T	14	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,175
12/07/2019	£242,995	S	15	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,197
29/03/2019	£202,995	T	16	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,222
31/07/2019	£242,995	S	17	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,197
31/07/2019	£236,995	T	18	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,118
27/09/2019	£282,000	T	20	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,311
14/06/2019	£204,995	T	21	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,254
13/09/2019	£288,995	T	22	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,369
09/07/2019	£209,995	T	23	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,333

17/07/2019	£293,995	T	24	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,410
31/07/2019	£295,995	S	26	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,426
26/07/2019	£204,995	T	32	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,254
31/07/2019	£209,995	T	34	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,333
31/07/2019	£289,995	D	1	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	94	£3,085
08/11/2019	£239,995	T	4	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,158
31/10/2019	£204,995	T	5	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	63	£3,254
26/07/2019	£372,995	D	11	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
27/09/2019	£372,995	D	13	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
29/11/2019	£329,995	D	25	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	103	£3,204
20/12/2019	£372,995	D	36	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
14/06/2019	£274,995	D	3	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	89	£3,090
08/11/2019	£287,500	S	2	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	93	£3,091
18/12/2019	£225,000	S	3	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	58	£3,879
22/11/2019	£265,000	S	4	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	88	£3,011
19/12/2019	£355,000	D	8	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	128	£2,773
19/12/2019	£360,000	D	9	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	128	£2,813
18/12/2019	£415,000	D	10	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,902
19/12/2019	£410,000	D	12	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,867
19/12/2019	£280,000	S	14	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	88	£3,182
28/03/2019	£295,000	D	1	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	93	£3,172
12/04/2019	£270,000	S	2	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	88	£3,068
18/04/2019	£270,000	S	3	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	88	£3,068
07/06/2019	£335,000	D	4	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	127	£2,638
03/05/2019	£412,500	D	5	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	143	£2,885
28/06/2019	£282,000	S	1	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	93	£3,032
28/06/2019	£335,000	D	2	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	127	£2,638
04/06/2019	£415,000	D	3	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	143	£2,902
21/06/2019	£455,000	D	4	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	158	£2,880
15/03/2019	£229,000	S	87	OVERBROOK ROAD	HARDWICKE	GLOUCESTER	GL2 4RZ	31	£7,387
20/07/2018	£553,000	D	APPLEGARTH	LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	181	£3,055
22/03/2019	£415,000	D	LAXTON HOUSE	LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	140	£2,964
28/02/2019	£498,000	D	MYLNE HOUSE	LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	169	£2,947
20/04/2018	£443,750	S	NEWTON HOUSE	LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	167	£2,657
13/12/2018	£450,000	D	PEAR TREE HOUSE	LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	140	£3,214
31/05/2019	£262,000	T	68	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,404
05/04/2019	£267,000	T	70	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,450
05/04/2019	£260,000	T	72	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,385
08/05/2019	£262,000	T	74	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,404
28/03/2019	£280,120	T	76	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,570
13/11/2018	£66,344	O	51	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	80	£829
29/03/2019	£285,000	T	54	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	91	£3,132
26/06/2019	£219,795	T	55	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	70	£3,140
20/12/2018	£222,505	T	56	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	70	£3,179
15/02/2019	£220,000	T	57	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	70	£3,143
15/11/2018	£191,893	O	58	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	62	£3,095
14/09/2018	£274,500	T	14	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	89	£3,084

28/08/2018	£252,000	T	16	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£3,231
16/03/2018	£425,000	D	17	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	161	£2,640
24/08/2018	£255,000	T	18	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£3,269
09/02/2018	£397,800	D	21	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	161	£2,471
09/08/2018	£283,000	D	26	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	89	£3,180
29/06/2018	£360,000	D	28	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	123	£2,927
29/06/2018	£425,000	D	30	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	161	£2,640
29/03/2018	£282,000	D	32	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	89	£3,169
18/05/2018	£240,500	T	34	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£3,083
08/06/2018	£217,496	T	36	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£2,788
29/06/2018	£221,247	T	38	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£2,837
20/04/2018	£380,000	D	3	WILSON CLOSE	BROCKWORTH	GLOUCESTER	GL3 4GZ	146	£2,603
16/05/2018	£255,000	S	1	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,269
18/06/2018	£418,000	D	2	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	161	£2,596
22/06/2018	£249,995	S	3	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,205
05/10/2018	£385,000	D	4	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	146	£2,637
10/06/2019	£251,000	T	5	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,303
03/05/2018	£270,000	S	6	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,935
31/05/2019	£262,000	T	7	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,404
04/05/2018	£269,500	S	8	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,929
28/02/2019	£280,000	T	9	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,569
07/12/2018	£290,000	T	10	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,661
17/12/2018	£274,500	T	12	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,518
25/06/2019	£257,000	T	14	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,358
29/04/2019	£257,000	T	16	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,358
11/12/2018	£280,000	T	18	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,569
26/10/2018	£290,995	T	20	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,670
30/08/2019	£260,000	T	24	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,385
07/11/2019	£233,000	T	25	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,913
30/08/2019	£271,250	T	26	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	110	£2,466
29/10/2018	£293,000	T	28	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,688
27/09/2019	£234,950	T	29	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,937
28/06/2019	£230,995	T	31	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,887
26/10/2018	£244,995	S	32	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,141
29/10/2018	£264,995	S	34	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,880
18/11/2019	£268,795	T	35	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,771
19/10/2018	£262,000	S	36	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,848
16/11/2018	£279,495	D	38	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	89	£3,140
14/06/2019	£240,000	S	39	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,000
13/11/2018	£152,762	O	40	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	67	£2,280
28/06/2019	£245,995	S	41	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,075
29/03/2019	£227,995	T	43	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	70	£3,257
29/03/2019	£220,000	S	45	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	70	£3,143
28/06/2019	£297,500	D	47	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	91	£3,269
23/11/2018	£279,995	D	48	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	89	£3,146
24/07/2019	£238,995	S	49	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,987
30/11/2018	£237,501	S	50	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,045

28/06/2019	£235,000	S	51	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX		
04/10/2018	£244,995	S	52	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,141
28/06/2019	£232,000	S	53	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,900
28/02/2019	£234,995	D	54	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,013
26/07/2019	£232,995	S	55	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,912
26/04/2019	£225,000	S	56	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£2,885
30/08/2019	£270,000	D	57	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	91	£2,967
31/08/2018	£361,995	D	58	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	123	£2,943
28/06/2018	£275,000	D	60	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	89	£3,090
28/05/2019	£240,000	S	65	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,000
20/05/2019	£249,995	S	67	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX		
20/12/2019	£383,000	D	73	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	144	£2,660
28/09/2018	£254,000	S	1	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,256
28/09/2018	£249,995	S	3	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,205
09/11/2018	£249,995	S	5	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,205
29/10/2018	£249,995	S	7	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,205
11/10/2018	£285,000	D	9	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	89	£3,202
21/12/2018	£260,000	S	11	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	92	£2,826
26/10/2018	£275,000	S	13	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	92	£2,989
14/12/2018	£360,000	D	15	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	123	£2,927
20/12/2018	£265,000	T	17	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	109	£2,431
06/08/2018	£246,995	S	22	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,167
26/10/2018	£230,000	S	24	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£2,949
29/06/2018	£244,995	S	26	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,141
04/10/2018	£243,000	S	28	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,115
29/06/2018	£279,995	D	30	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	89	£3,146
31/01/2019	£295,000	S	23	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
08/11/2019	£295,000	T	25	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
18/04/2019	£285,000	T	27	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
29/03/2019	£300,000	T	29	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
05/03/2019	£290,000	T	31	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
21/06/2019	£285,000	T	33	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
23/11/2018	£293,000	T	35	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
05/04/2019	£295,000	S	37	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
20/11/2018	£300,000	S	39	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
01/03/2018	£335,000	S	5	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	119	£2,815
18/05/2018	£327,500	S	10	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	119	£2,752
18/01/2018	£350,000	S	19	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	119	£2,941
24/05/2018	£350,000	S	25	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	113	£3,097
12/04/2018	£355,000	S	26	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	113	£3,142
05/07/2018	£355,000	S	27	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	113	£3,142
29/06/2018	£300,000	S	29	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371
18/05/2018	£300,000	S	30	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371
09/03/2018	£300,000	S	32	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371
23/03/2018	£300,000	S	33	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371
27/07/2018	£295,000	S	34	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,315
19/07/2018	£295,000	S	35	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,315

25/05/2018	£298,000	S		36	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,348	
11/10/2019	£265,000	F	FLAT 10	24	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,581
20/09/2019	£240,000	F		20	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,243
02/10/2019	£240,000	F		22	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,243
29/11/2019	£255,000	F		23	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	77	£3,312
04/10/2019	£270,000	F		25	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	77	£3,506
03/08/2018	£70,000	F		1	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	44	£1,591
09/11/2018	£107,500	F		2	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	44	£2,443
02/05/2019	£120,000	F		3	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£2,500
16/11/2018	£73,500	F		4	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	43	£1,709
16/11/2018	£73,500	F		5	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
16/11/2018	£73,500	F		6	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
16/11/2018	£73,500	F		7	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	43	£1,709
02/11/2018	£73,500	F		8	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
02/11/2018	£73,500	F		9	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
18/01/2019	£73,500	F		10	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	46	£1,598
18/01/2019	£73,500	F		11	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
18/01/2019	£73,500	F		12	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
03/01/2019	£112,950	F		13	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	86	£1,313
26/11/2018	£101,000	F		14	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	74	£1,365
03/12/2018	£106,000	F		15	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,359
17/12/2018	£106,000	F		16	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	75	£1,413
09/01/2019	£104,000	F		17	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	75	£1,387
04/12/2018	£104,000	F		18	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	73	£1,425
09/11/2018	£107,950	F		19	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,384
14/12/2018	£107,500	F		20	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,378
01/02/2019	£108,000	F		21	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	72	£1,500
19/02/2019	£109,000	F		22	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,397
22/02/2019	£112,000	F		23	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,436
04/12/2018	£119,950	F		24	QUEENS COURT	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	90	£1,333
20/09/2018	£830,000	T		1	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	272	£3,051	
29/03/2018	£850,000	T		2	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	238	£3,571	
15/06/2018	£830,000	T		3	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	252	£3,294	
05/12/2018	£800,000	T		4	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	286	£2,797	
10/08/2018	£760,000	T		5	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	212	£3,585	
10/05/2018	£725,000	S		6	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	188	£3,856	
20/04/2018	£750,000	S		7	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	188	£3,989	
08/05/2018	£388,000	S		8	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	90	£4,311	
27/03/2018	£386,000	D		9	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	90	£4,289	
07/05/2019	£1,255,000	D		10	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	337	£3,724	
23/02/2018	£772,000	D		41	BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,462	
18/01/2018	£778,000	D		42	BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,489	
16/02/2018	£870,000	D		44	BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	253	£3,439	
03/01/2018	£775,000	D		47	BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,475	
09/02/2018	£775,000	D		48	BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,475	
15/02/2018	£670,000	D		50	BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	175	£3,829	
15/02/2018	£145,000	F	FLAT 8		WOODCHESTER GARAGE	ROOKSMOOR	WOODCHESTER	STROUD	GL5 5NE	48	£3,021

18/06/2018	£148,250	F	FLAT 10	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	57	£2,601
05/06/2019	£150,000	F	FLAT 4	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	58	£2,586
18/03/2019	£140,000	F	FLAT 5	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	41	£3,415
29/03/2019	£161,000	F	FLAT 6	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	81	£1,988
24/05/2019	£138,000	F	FLAT 7	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR		
03/12/2018	£145,000	F	FLAT 8	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	68	£2,132
01/07/2019	£169,950	F	FLAT 9	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	88	£1,931
30/11/2018	£950,000	D		1	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	240	£3,958
28/09/2018	£735,000	D		2	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	180	£4,083
19/10/2018	£990,000	D		3	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	240	£4,125
07/12/2018	£945,000	D		4	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	220	£4,295
29/05/2019	£975,000	D		5	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	240	£4,063
24/04/2019	£1,325,000	D		6	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	313	£4,233
29/03/2019	£600,000	D		7	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	153	£3,922
03/08/2018	£550,000	D		8	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	123	£4,472
07/12/2018	£533,705	D		9	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	123	£4,339
24/09/2018	£617,750	D		10	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	153	£4,038
20/06/2018	£675,000	D		11	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	180	£3,750
25/05/2018	£280,000	T		31	NEW MILLS	NAILSWORTH	STROUD	GL6 0HN	82	£3,415
22/10/2018	£280,000	S		32	NEW MILLS	NAILSWORTH	STROUD	GL6 0HN	82	£3,415
17/04/2019	£290,000	S		33	NEW MILLS	NAILSWORTH	STROUD	GL6 0HN	82	£3,537
04/01/2018	£268,000	F	6	NEW MILLS	NEWMARKET ROAD	NAILSWORTH	STROUD	GL6 0HN	72	£3,722

2019, 2020, 2021, 2022

Date	Price Paid	Type	Saon	Paon	Street	Locality	Town	Postcode	m2	£/m2
01/05/2019	£550,000	T		10	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	180	£3,056
02/05/2019	£120,000	F		3	QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£2,500
03/05/2019	£650,000	D		16	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	170	£3,824
03/05/2019	£412,500	D		5	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	143	£2,885
03/05/2019	£285,000	T		2	MARYBROOK MEWS	BERKELEY	BERKELEY	GL13 9FN	112	£2,545
07/05/2019	£1,255,000	D		10	AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	337	£3,724
07/05/2019	£386,995	D		31	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,395
08/05/2019	£262,000	T		74	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,404
20/05/2019	£249,995	S		67	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX		
24/05/2019	£412,995	D		3	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	122	£3,385
24/05/2019	£342,995	D		1	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,236
24/05/2019	£491,995	D		2	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	181	£2,718
24/05/2019	£289,995	S		3	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,377
24/05/2019	£138,000	F	FLAT 7		HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	
28/05/2019	£240,000	S		65	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,000
29/05/2019	£975,000	D		5	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	240	£4,063
30/05/2019	£285,000	D		4	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	87	£3,276

31/05/2019	£299,995	S		3	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,333	
31/05/2019	£273,495	S		10	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	87	£3,144	
31/05/2019	£260,000	S		10	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£2,955	
31/05/2019	£260,000	S		12	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£2,955	
31/05/2019	£300,000	S		13	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	118	£2,542	
31/05/2019	£294,995	S		15	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	118	£2,500	
31/05/2019	£262,000	T		68	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,404	
31/05/2019	£262,000	T		7	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,404	
31/05/2019	£342,995	S		17	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	155	£2,213	
03/06/2019	£295,995	S		28	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,426	
04/06/2019	£415,000	D		3	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	143	£2,902	
05/06/2019	£150,000	F	FLAT 4		HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	58	£2,586
07/06/2019	£359,995	D		9	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429	
07/06/2019	£306,995	S		5	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,411	
07/06/2019	£411,995	D		7	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	122	£3,377	
07/06/2019	£257,000	S		6	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,677	
07/06/2019	£335,000	D		4	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	127	£2,638	
10/06/2019	£251,000	T		5	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,303	
14/06/2019	£313,500	D		1	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	93	£3,371	
14/06/2019	£204,995	T		21	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,254	
14/06/2019	£320,995	D		95	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£3,242	
14/06/2019	£312,000	S		24	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,184	
14/06/2019	£274,995	D		3	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	89	£3,090	
14/06/2019	£240,000	S		39	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,000	
14/06/2019	£337,500	S		26	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£2,935	
20/06/2019	£364,995	D		42	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,476	
20/06/2019	£394,995	D		5	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,238	
21/06/2019	£215,000	T		18	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,707	
21/06/2019	£210,000	T		16	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,621	
21/06/2019	£292,995	S		10	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,256	
21/06/2019	£292,995	S		16	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,256	
21/06/2019	£240,000	S		24	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,117	
21/06/2019	£390,000	D		38	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,047	
21/06/2019	£455,000	D		4	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	158	£2,880	
21/06/2019	£285,000	T		33	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
25/06/2019	£415,000	D		30	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,902	
25/06/2019	£257,000	T		14	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,358	
26/06/2019	£219,795	T		55	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	70	£3,140	
26/06/2019	£340,000	S		41	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	124	£2,742	
27/06/2019	£200,000	T		14	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,448	
27/06/2019	£275,500	S		8	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£3,131	
27/06/2019	£350,000	D		32	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,734	
27/06/2019	£479,995	D		38	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,652	
28/06/2019	£218,000	S		20	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,759	

28/06/2019	£257,000	S		14	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	70	£3,671
28/06/2019	£208,000	S		22	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,586
28/06/2019	£359,995	D		7	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
28/06/2019	£414,995	D		12	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	122	£3,402
28/06/2019	£290,000	S		32	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,295
28/06/2019	£297,500	D		47	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	91	£3,269
28/06/2019	£359,995	D		2	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	112	£3,214
28/06/2019	£384,995	D		1	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,156
28/06/2019	£245,995	S		41	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,075
28/06/2019	£282,000	S		1	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	93	£3,032
28/06/2019	£260,000	S		6	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,955
28/06/2019	£232,000	S		53	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,900
28/06/2019	£230,995	T		31	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,887
28/06/2019	£250,000	S		10	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,841
28/06/2019	£459,995	D		5	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	162	£2,839
28/06/2019	£248,000	S		2	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,818
28/06/2019	£400,000	D		28	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,797
28/06/2019	£243,000	S		12	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,761
28/06/2019	£494,995	D		14	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,735
28/06/2019	£350,000	D		26	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,734
28/06/2019	£335,000	D		2	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	127	£2,638
28/06/2019	£290,000	S		36	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,566
28/06/2019	£290,000	S		38	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,566
28/06/2019	£296,995	S		71	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	118	£2,517
28/06/2019	£300,000	D		34	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	127	£2,362
28/06/2019	£245,000	T		11	MARYBROOK MEWS	BERKELEY	BERKELEY	GL13 9FN	107	£2,290
28/06/2019	£235,000	S		51	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX		
01/07/2019	£169,950	F	FLAT 9		HILLGROVE HOUSE BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	88	£1,931
05/07/2019	£255,000	T		7	MARYBROOK MEWS	BERKELEY	BERKELEY	GL13 9FN	107	£2,383
09/07/2019	£209,995	T		23	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,333
09/07/2019	£309,995	S		15	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	100	£3,100
12/07/2019	£242,995	S		15	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,197
12/07/2019	£281,000	S		12	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,122
12/07/2019	£281,000	S		14	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,122
12/07/2019	£295,000	S		3	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,418
17/07/2019	£310,000	D		8	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	92	£3,370
17/07/2019	£293,995	T		24	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,410
17/07/2019	£190,500	S		4	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	82	£2,323
19/07/2019	£296,995	S		73	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	118	£2,517
24/07/2019	£238,995	S		49	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,987
24/07/2019	£190,500	S		6	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	82	£2,323
25/07/2019	£297,995	S		1	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,443
26/07/2019	£404,500	D		20	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,262
26/07/2019	£204,995	T		32	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,254

26/07/2019	£230,247	T		13	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,030
26/07/2019	£372,995	D		11	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
26/07/2019	£232,995	S		55	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,912
26/07/2019	£260,000	T		6	MARYBROOK MEWS	BERKELEY	BERKELEY	GL13 9FN	107	£2,430
31/07/2019	£209,995	T		34	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,333
31/07/2019	£242,995	S		17	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,197
31/07/2019	£236,995	T		18	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,118
31/07/2019	£289,995	D		1	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	94	£3,085
31/07/2019	£295,995	S		26	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,426
31/07/2019	£295,995	S		26	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,426
31/07/2019	£150,580	D		9	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	74	£2,035
02/08/2019	£420,000	D		2	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	132	£3,182
06/08/2019	£259,000	T		8	MARYBROOK MEWS	BERKELEY	BERKELEY	GL13 9FN	107	£2,421
09/08/2019	£277,995	S		18	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	76	£3,658
09/08/2019	£271,949	S		16	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	76	£3,578
15/08/2019	£139,131	S		24	GRAHAM EDGE	DURSLEY	DURSLEY	GL11 4FJ	77	£1,807
16/08/2019	£291,500	S		67	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,203
16/08/2019	£349,995	D		14	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£3,070
19/08/2019	£286,995	D		12	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	87	£3,299
22/08/2019	£289,500	S		39	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,181
22/08/2019	£525,000	D		1	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	168	£3,125
22/08/2019	£240,000	S		2	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£2,727
23/08/2019	£359,995	D		11	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
23/08/2019	£425,995	D		85	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	131	£3,252
30/08/2019	£309,995	D		5	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	87	£3,563
30/08/2019	£301,995	D		1	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	85	£3,553
30/08/2019	£309,995	D		7	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	91	£3,407
30/08/2019	£309,995	D		9	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	91	£3,407
30/08/2019	£294,995	D		6	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	87	£3,391
30/08/2019	£284,000	S		33	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,227
30/08/2019	£270,000	D		57	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	91	£2,967
30/08/2019	£304,995	S		67	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	118	£2,585
30/08/2019	£300,000	S		69	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	118	£2,542
30/08/2019	£271,250	T		26	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	110	£2,466
30/08/2019	£260,000	T		24	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,385
30/08/2019	£359,995	S		65	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	155	£2,323
02/09/2019	£374,995	D		17	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	85	£4,412
06/09/2019	£369,995	D		19	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,246
06/09/2019	£236,995	T		12	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,118
13/09/2019	£394,995	D		11	BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	124	£3,185
13/09/2019	£356,000	D		65	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,096
13/09/2019	£288,995	T		22	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,369
20/09/2019	£389,995	D		29	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,421
20/09/2019	£387,995	D		27	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,403
20/09/2019	£290,000	S		28	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,295

20/09/2019	£240,000	F	20	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,243
20/09/2019	£370,000	D			8 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,217
20/09/2019	£380,000	S			18 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	122	£3,115
25/09/2019	£355,995	D			81 DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,358
26/09/2019	£310,000	S			6 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,407
27/09/2019	£309,995	S			13 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	46	£6,739
27/09/2019	£200,000	T			42 BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,448
27/09/2019	£340,000	D			23 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	101	£3,366
27/09/2019	£298,995	S			25 DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,322
27/09/2019	£339,995	D			18 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,238
27/09/2019	£279,995	S			3 BAILEY WAY	DURSLEY	DURSLEY	GL11 4FF	87	£3,218
27/09/2019	£280,000	S			29 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,182
27/09/2019	£310,995	S			20 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,110
27/09/2019	£372,995	D			13 KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
27/09/2019	£234,950	T			29 WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,937
27/09/2019	£253,000	S			3 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£2,875
27/09/2019	£309,995	D			9 GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,541
27/09/2019	£282,000	T			20 SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,311
27/09/2019	£340,000	S			63 LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	155	£2,194
02/10/2019	£240,000	F	22	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,243
04/10/2019	£270,000	F	25	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	77	£3,506
04/10/2019	£309,995	D			7 GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,541
11/10/2019	£318,000	D			2 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,245
11/10/2019	£410,995	D			27 DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,211
11/10/2019	£280,995	S			4 ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
11/10/2019	£265,000	F	FLAT 10	24 LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE		
18/10/2019	£376,995	D			16 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	122	£3,090
18/10/2019	£349,995	D			25 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,070
25/10/2019	£310,000	D			9 FOX MEADOW	COALEY	DURSLEY	GL11 5FE	92	£3,370
25/10/2019	£288,000	S			41 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,165
25/10/2019	£309,995	S			22 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,100
25/10/2019	£351,995	D			21 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,088
25/10/2019	£210,000	S			13 FOX MEADOW	COALEY	DURSLEY	GL11 5FE	89	£2,360
28/10/2019	£400,000	D			24 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,125
28/10/2019	£295,000	S			48 BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,611
30/10/2019	£205,000	T			44 BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,534
30/10/2019	£348,995	D			34 LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	100	£3,490
31/10/2019	£425,000	D			14 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	126	£3,373
31/10/2019	£410,000	D			12 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,306
31/10/2019	£204,995	T			5 KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	63	£3,254
31/10/2019	£362,000	D			10 BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	114	£3,175

31/10/2019	£436,995	D		3	HADDRELL CLOSE	CAM	DURSLEY	GL11 5EU	138	£3,167
01/11/2019	£307,000	S		4	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,374
01/11/2019	£264,995	S		4	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,354
01/11/2019	£295,000	S		46	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,611
05/11/2019	£210,000	T		40	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,621
07/11/2019	£233,000	T		25	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,913
07/11/2019	£332,115	S		59	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	155	£2,143
08/11/2019	£343,995	D		26	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,276
08/11/2019	£202,995	T		6	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	63	£3,222
08/11/2019	£247,000	S		50	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,208
08/11/2019	£239,995	T		4	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,158
08/11/2019	£287,500	S		2	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	93	£3,091
08/11/2019	£295,000	T		25	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
14/11/2019	£320,000	D		123	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	106	£3,019
15/11/2019	£280,995	S		6	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
15/11/2019	£255,000	T		135	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,576
18/11/2019	£268,795	T		35	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,771
19/11/2019	£259,995	S		2	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	76	£3,421
21/11/2019	£419,995	D		83	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
22/11/2019	£301,995	S		77	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,356
22/11/2019	£334,995	D		1	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	100	£3,350
22/11/2019	£299,995	S		79	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,333
22/11/2019	£298,995	S		23	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,322
22/11/2019	£249,995	D		10	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,289
22/11/2019	£419,995	D		75	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
22/11/2019	£265,000	S		4	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	88	£3,011
22/11/2019	£300,000	S		8	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,655
22/11/2019	£361,995	S		45	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	155	£2,335
27/11/2019	£308,995	S		47	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	118	£2,619
28/11/2019	£510,000	D		3	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	168	£3,036
28/11/2019	£309,995	S		39	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	118	£2,627
28/11/2019	£84,000	F		1C	OLDMINSTER ROAD	SHARPNESS	BERKELEY	GL13 9NE		
29/11/2019	£255,000	F	23	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	77	£3,312
29/11/2019	£329,995	D		23	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	103	£3,204
29/11/2019	£329,995	D		25	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	103	£3,204
29/11/2019	£382,995	D		3	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,139
29/11/2019	£419,995	D		19	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	146	£2,877
29/11/2019	£309,995	S		2	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	118	£2,627
29/11/2019	£302,000	S		55	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	118	£2,559
29/11/2019	£360,995	S		43	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	155	£2,329
29/11/2019	£340,000	S		61	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FB	155	£2,194
03/12/2019	£117,000	T		9	REYNOLDS CLOSE	WOTTON-UNDER-EDGE	WOTTON-UNDER-EDGE	GL12 7NY	82	£1,427
04/12/2019	£369,000	D		6	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF		
05/12/2019	£239,995	T		30	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,158

06/12/2019	£234,995	S		11	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,730
06/12/2019	£379,995	D		3	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	105	£3,619
06/12/2019	£259,995	S		3	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	76	£3,421
06/12/2019	£199,995	S		9	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,175
06/12/2019	£250,000	T		133	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,525
09/12/2019	£324,995	D		8	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	106	£3,066
09/12/2019	£372,995	D		17	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
10/12/2019	£260,000	F	21		LEWISTON MILL	BRIMSCOMBE	STROUD	GL5 2TE	77	£3,377
10/12/2019	£185,250	S		11	TOADSMOOR ROAD	COALEY	DURSLEY	GL11 5FE	79	£2,345
13/12/2019	£229,995	S		16	FOX MEADOW	BERKELEY	BERKELEY	GL13 9FF	70	£3,286
13/12/2019	£275,000	S		16	EDWARD WAY	HARDWICKE	GLOUCESTER	GL2 4EH	88	£3,125
13/12/2019	£280,995	S		7	WARBLER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
13/12/2019	£344,995	D		23	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,026
13/12/2019	£225,000	T		25	GREAT OLDBURY DRIVE	BERKELEY	BERKELEY	GL13 9FG	85	£2,647
16/12/2019	£339,995	D		30	STUMP STREET	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£2,982
18/12/2019	£225,000	S		3	GREAT OLDBURY DRIVE	HARDWICKE	GLOUCESTER	GL2 4EH	58	£3,879
18/12/2019	£255,000	D		54	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,312
18/12/2019	£349,995	D		7	BRAMBLING WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GU	114	£3,070
18/12/2019	£425,000	D		58	JAMES SLEEMAN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,972
18/12/2019	£405,000	D		10	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,832
19/12/2019	£330,000	D		30	WARBLER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	93	£3,548
19/12/2019	£261,995	S		5	CHARLES ALMOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	76	£3,447
19/12/2019	£384,995	D		36	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,377
19/12/2019	£250,000	S		52	LYNDON MORGAN WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,247
19/12/2019	£280,000	S		14	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4EH	88	£3,182
19/12/2019	£295,000	S		1	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	93	£3,172
19/12/2019	£285,000	F		56	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4DS	93	£3,065
19/12/2019	£410,000	D		12	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,867
19/12/2019	£595,000	D		24	WARBLER CLOSE	WHITMINSTER	GLOUCESTER	GL2 7PE	209	£2,847
19/12/2019	£360,000	D		9	PARKLANDS ORCHARD	HARDWICKE	GLOUCESTER	GL2 4EH	128	£2,813
19/12/2019	£355,000	D		8	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	128	£2,773
19/12/2019	£305,000	S		7	WARBLER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,699
19/12/2019	£305,000	S		30	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,699
20/12/2019	£303,995	S		69	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,378
20/12/2019	£419,995	D		71	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
20/12/2019	£339,995	D		24	GREAT OLDBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,238
20/12/2019	£260,090	S		38	GREAT OLDBURY DRIVE	CAM	DURSLEY	GL11 5DJ	87	£2,990
20/12/2019	£298,936	S		2	BOX ROAD	CAM	DURSLEY	GL11 5FJ	100	£2,989
20/12/2019	£372,995	D		36	BLACKBERRY GROVE	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
20/12/2019	£260,000	S		6	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4EH	88	£2,955
20/12/2019	£363,402	D		36	WARBLER CLOSE	CAM	DURSLEY	GL11 5DJ	127	£2,861
20/12/2019	£383,000	D		73	BOX ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	144	£2,660
20/12/2019	£225,000	T		14	WALKER ROAD	BERKELEY	BERKELEY	GL13 9FG	85	£2,647
20/12/2019	£260,000	T		137	STUMP STREET	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,626

20/12/2019	£290,995	D		5	STUMP STREET	BERKELEY	BERKELEY	GL13 9FG	112	£2,598
23/12/2019	£251,995	D		13	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	77	£3,273
23/12/2019	£371,495	D		2	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	122	£3,045
29/12/2019	£329,995	D		27	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	103	£3,204
07/01/2020	£369,995	D		2	JESTER COURT	BERKELEY	BERKELEY	GL13 9FH	122	£3,033
09/01/2020	£385,000	D		14	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,008
10/01/2020	£259,995	S		1	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,291
16/01/2020	£303,995	S		67	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,378
17/01/2020	£269,995	S		4	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	76	£3,553
17/01/2020	£229,995	S		1	STUMP STREET	BERKELEY	BERKELEY	GL13 9FG	70	£3,286
17/01/2020	£389,995	D		19	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	122	£3,197
24/01/2020	£267,995	S		15	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,392
24/01/2020	£449,995	D		73	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	135	£3,333
24/01/2020	£259,995	T		37	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,680
24/01/2020	£290,995	D		10	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	112	£2,598
30/01/2020	£220,000	S		5	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	58	£3,793
31/01/2020	£204,995	T		8	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,254
31/01/2020	£242,995	S		42	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,197
31/01/2020	£199,995	T		10	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,175
31/01/2020	£345,000	D		60	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,695
04/02/2020	£270,995	S		115	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,737
07/02/2020	£419,995	D		63	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
07/02/2020	£349,995	D		5	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	114	£3,070
13/02/2020	£224,000	T		29	STUMP STREET	BERKELEY	BERKELEY	GL13 9FG	85	£2,635
14/02/2020	£194,995	T		7	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	63	£3,095
14/02/2020	£420,000	D		15	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	137	£3,066
14/02/2020	£364,995	D		52	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	125	£2,920
14/02/2020	£287,000	D		8	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	112	£2,563
17/02/2020	£387,995	D		65	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	118	£3,288
19/02/2020	£274,995	S		119	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	86	£3,198
21/02/2020	£525,000	D		15	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	168	£3,125
21/02/2020	£305,000	S		9	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,699
27/02/2020	£355,000	D		48	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	125	£2,840
27/02/2020	£314,995	D		10	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	118	£2,669
28/02/2020	£266,496	S		20	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	78	£3,417
28/02/2020	£278,000	S		28	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	88	£3,159
28/02/2020	£237,995	S		40	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,132
28/02/2020	£195,995	T		14	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	63	£3,111
28/02/2020	£228,000	T		27	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,850
28/02/2020	£362,995	S		8	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	155	£2,342
28/02/2020	£305,000	S		21	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL		
05/03/2020	£260,005	T		22	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,385
06/03/2020	£267,995	S		22	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,392
06/03/2020	£209,995	T		6	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,333
06/03/2020	£271,000	S		36	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	88	£3,080

06/03/2020	£560,000	D		30	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	183	£3,060
06/03/2020	£150,000	D		17	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	183	£820
10/03/2020	£335,000	D		32	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	110	£3,045
12/03/2020	£219,995	T		27	STUMP STREET	BERKELEY	BERKELEY	GL13 9FG	85	£2,588
13/03/2020	£330,000	D		34	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	110	£3,000
13/03/2020	£304,000	S		31	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,690
17/03/2020	£382,995	D		17	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	105	£3,648
18/03/2020	£299,950	S		31	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	87	£3,448
20/03/2020	£383,995	D		18	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	105	£3,657
20/03/2020	£263,995	S		24	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	77	£3,429
20/03/2020	£419,995	D		59	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
20/03/2020	£280,000	S		35	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	88	£3,182
20/03/2020	£269,995	S		121	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	86	£3,139
20/03/2020	£309,995	S		34	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,100
20/03/2020	£300,000	D		1	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	97	£3,093
23/03/2020	£410,000	D		7	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,867
24/03/2020	£185,000	T		2	KING CLOSE	HARDWICKE	GLOUCESTER	GL2 4SB	53	£3,491
24/03/2020	£360,000	D		15	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,813
25/03/2020	£282,995	S		89	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	76	£3,724
25/03/2020	£205,000	S		4	SHELDRAKE LANE	HARDWICKE	GLOUCESTER	GL2 4DU	58	£3,534
25/03/2020	£339,995	D		28	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£2,982
26/03/2020	£215,000	S		8	SHELDRAKE LANE	HARDWICKE	GLOUCESTER	GL2 4DU	58	£3,707
26/03/2020	£262,500	S		26	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	88	£2,983
26/03/2020	£415,000	D		17	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,902
27/03/2020	£429,995	D		91	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,525
27/03/2020	£350,000	D		38	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	101	£3,465
27/03/2020	£265,995	S		28	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	77	£3,454
27/03/2020	£200,000	S		6	SHELDRAKE LANE	HARDWICKE	GLOUCESTER	GL2 4DU	58	£3,448
27/03/2020	£279,000	S		27	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	88	£3,170
27/03/2020	£311,995	S		32	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,120
27/03/2020	£379,995	D		37	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	122	£3,115
27/03/2020	£349,995	D		23	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	114	£3,070
27/03/2020	£390,000	D		37	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	128	£3,047
27/03/2020	£230,000	T		3	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,026
27/03/2020	£400,000	D		11	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,797
27/03/2020	£337,000	D		21	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	127	£2,654
27/03/2020	£337,000	D		23	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	127	£2,654
27/03/2020	£218,000	T		16	STUMP STREET	BERKELEY	BERKELEY	GL13 9FG	85	£2,565
27/03/2020	£307,495	S		4	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE		
31/03/2020	£269,000	D		17	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	90	£2,989
03/04/2020	£212,000	S		2	SHELDRAKE LANE	HARDWICKE	GLOUCESTER	GL2 4DU	58	£3,655
09/04/2020	£204,995	T		19	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,254
09/04/2020	£273,250	S		29	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	88	£3,105
16/04/2020	£245,995	S		20	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,237
20/04/2020	£323,000	D		21	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	111	£2,910

24/04/2020	£266,496	S		18	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	78	£3,417
24/04/2020	£395,000	D		4	BLACKBERRY GROVE	CAM	DURSLEY	GL11 5FJ	127	£3,110
29/04/2020	£419,995	D		12	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	141	£2,979
01/05/2020	£350,000	D		28	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	92	£3,804
07/05/2020	£245,995	S		18	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,237
07/05/2020	£280,995	S		9	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
15/05/2020	£121,500	F	FLAT 7		ELMGROVE COURT					
21/05/2020	£392,995	D		85	ELMGROVE ROAD EAST	HARDWICKE	GLOUCESTER	GL2 4DP	45	£2,700
21/05/2020	£392,995	D		85	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,743
22/05/2020	£214,995	T		18	STUMP STREET	BERKELEY	BERKELEY	GL13 9FG	85	£2,529
27/05/2020	£220,995	T		11	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	85	£2,600
28/05/2020	£225,000	T		9	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	85	£2,647
29/05/2020	£275,995	S		11	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	74	£3,730
29/05/2020	£272,995	T		3	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	74	£3,689
29/05/2020	£305,950	S		30	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	87	£3,517
29/05/2020	£264,995	S		25	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	76	£3,487
29/05/2020	£250,000	S		9	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	74	£3,378
29/05/2020	£230,850	S		10	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4EE	79	£2,922
29/05/2020	£325,000	D		1	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	112	£2,902
29/05/2020	£225,000	T		15	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	85	£2,647
29/05/2020	£255,000	T		53	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	97	£2,629
05/06/2020	£299,995	D		51	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB		
10/06/2020	£420,000	D		29	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	116	£3,621
12/06/2020	£261,995	S		26	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	77	£3,403
12/06/2020	£452,500	T		11	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	166	£2,726
19/06/2020	£367,995	S		6	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	155	£2,374
24/06/2020	£242,995	T		8	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,197
24/06/2020	£600,000	D		3	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	209	£2,871
25/06/2020	£295,000	S		27	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,611
26/06/2020	£250,000	S		33	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,247
26/06/2020	£330,995	D		12	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	112	£2,955
26/06/2020	£405,000	D		10	SHELDRAKE LANE	HARDWICKE	GLOUCESTER	GL2 4DU	143	£2,832
26/06/2020	£310,000	S		10	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,743
26/06/2020	£300,000	S		25	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,655
26/06/2020	£262,995	T		53	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB		
29/06/2020	£320,995	D		117	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	106	£3,028
29/06/2020	£267,995	S		113	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,707
30/06/2020	£333,000	D		1	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	101	£3,297
30/06/2020	£409,995	D		17	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	128	£3,203
30/06/2020	£289,995	D		103	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	GL2 4BH	102	£2,843
30/06/2020	£265,995	T		33	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,742
03/07/2020	£328,995	D		33	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	100	£3,290
03/07/2020	£327,995	D		35	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	100	£3,280
03/07/2020	£352,995	D		31	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	114	£3,096
03/07/2020	£220,995	T		13	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	85	£2,600

09/07/2020	£600,000	D		4	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	209	£2,871
17/07/2020	£271,995	S		27	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,443
17/07/2020	£346,995	D		29	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	114	£3,044
17/07/2020	£307,000	S		25	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	113	£2,717
24/07/2020	£385,995	D		36	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	122	£3,164
24/07/2020	£316,500	S		23	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	113	£2,801
27/07/2020	£270,995	D		1	JESTER COURT	BERKELEY	BERKELEY	GL13 9FH	90	£3,011
27/07/2020	£288,000	T		45	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL	116	£2,483
31/07/2020	£267,000	S		78	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,468
31/07/2020	£340,000	D		26	BOX ROAD	CAM	DURSLEY	GL11 5DJ	100	£3,400
31/07/2020	£400,000	D		9	BLACKBERRY GROVE	CAM	DURSLEY	GL11 5FJ	127	£3,150
31/07/2020	£440,000	D		16	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	143	£3,077
31/07/2020	£389,995	D		7	BLACKBERRY GROVE	CAM	DURSLEY	GL11 5FJ	127	£3,071
31/07/2020	£330,000	D		11	BLACKBERRY GROVE	CAM	DURSLEY	GL11 5FJ	113	£2,920
31/07/2020	£355,000	D		1	BLACKBERRY GROVE	CAM	DURSLEY	GL11 5FJ	127	£2,795
31/07/2020	£290,995	D		7	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	126	£2,309
04/08/2020	£416,315	D		24	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	146	£2,851
07/08/2020	£325,000	D		20	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	93	£3,495
07/08/2020	£264,995	S		3	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	86	£3,081
07/08/2020	£295,000	D		18	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	112	£2,634
10/08/2020	£340,000	D		21	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	101	£3,366
12/08/2020	£414,995	D		28	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	139	£2,986
14/08/2020	£355,995	D		55	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,358
14/08/2020	£269,995	S		2	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	86	£3,139
14/08/2020	£399,995	D		61	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,125
14/08/2020	£280,995	T		131	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,838
17/08/2020	£269,995	S		3	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	86	£3,139
18/08/2020	£314,995	D		89	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£3,182
21/08/2020	£356,995	D		57	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,368
21/08/2020	£280,995	S		6	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	91	£3,088
21/08/2020	£243,995	S		4	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	80	£3,050
21/08/2020	£310,000	D		1	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	106	£2,925
21/08/2020	£318,000	S		22	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	113	£2,814
28/08/2020	£221,995	S		17	THOMAS TUDOR WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FS	63	£3,524
28/08/2020	£490,000	D		27	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	142	£3,451
28/08/2020	£282,500	S		76	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£3,210
28/08/2020	£282,500	S		10	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	88	£3,210
28/08/2020	£239,995	T		9	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,158
28/08/2020	£269,995	S		5	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	86	£3,139
28/08/2020	£287,500	S		35	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	93	£3,091
28/08/2020	£270,000	S		74	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£3,068
28/08/2020	£244,995	S		2	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	80	£3,062
28/08/2020	£276,995	S		12	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	91	£3,044
28/08/2020	£499,995	D		32	BOX ROAD	CAM	DURSLEY	GL11 5DJ	165	£3,030
28/08/2020	£479,995	D		34	BOX ROAD	CAM	DURSLEY	GL11 5DJ	165	£2,909

28/08/2020	£410,000	D			31	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,867
28/08/2020	£345,000	D			6	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	127	£2,717
04/09/2020	£282,500	S			3	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	88	£3,210
04/09/2020	£242,995	S			44	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,197
04/09/2020	£270,000	S			9	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	88	£3,068
07/09/2020	£130,000	F	FLAT 2	ELMGROVE COURT		ELMGROVE ROAD EAST	HARDWICKE	GLOUCESTER	GL2 4DP	41	£3,171
09/09/2020	£290,000	D			11	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	97	£2,990
11/09/2020	£465,000	D			4	CROSSBILL CLOSE	HARDWICKE	GLOUCESTER	GL2 4EG	158	£2,943
14/09/2020	£489,995	D			63	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	202	£2,426
18/09/2020	£450,000	D			32	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	137	£3,285
18/09/2020	£250,000	S			17	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	77	£3,247
18/09/2020	£239,995	T			12	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,158
18/09/2020	£326,500	D			3	JESTER COURT	BERKELEY	BERKELEY	GL13 9FH	112	£2,915
25/09/2020	£314,995	D			11	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	99	£3,182
25/09/2020	£369,995	D			3	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	122	£3,033
25/09/2020	£265,000	T			23	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,732
25/09/2020	£248,000	T			21	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,557
25/09/2020	£285,000	D			5	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FE	126	£2,262
30/09/2020	£264,995	T			7	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	74	£3,581
30/09/2020	£545,000	D			25	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	160	£3,406
30/09/2020	£275,000	D			5	JESTER COURT	BERKELEY	BERKELEY	GL13 9FH	82	£3,354
30/09/2020	£242,995	S			38	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,197
30/09/2020	£324,995	D			2	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	111	£2,928
30/09/2020	£324,995	D			48	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	111	£2,928
30/09/2020	£225,000	T			20	STUMP STREET	BERKELEY	BERKELEY	GL13 9FG	85	£2,647
01/10/2020	£410,000	D			28	BOX ROAD	CAM	DURSLEY	GL11 5DJ	127	£3,228
02/10/2020	£439,995	D			1	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	137	£3,212
02/10/2020	£358,995	D			6	THOMAS TUDOR WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FS	114	£3,149
02/10/2020	£129,000	F	FLAT 3	ELMGROVE COURT		ELMGROVE ROAD EAST	HARDWICKE	GLOUCESTER	GL2 4DP	43	£3,000
02/10/2020	£410,000	D			19	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,867
02/10/2020	£120,000	F	FLAT 4	ELMGROVE COURT		ELMGROVE ROAD EAST	HARDWICKE	GLOUCESTER	GL2 4DP	43	£2,791
09/10/2020	£314,995	D			10	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	99	£3,182
09/10/2020	£339,995	D			4	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	112	£3,036
14/10/2020	£310,000	S			2	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	93	£3,333
16/10/2020	£310,000	S			2	CROSSBILL CLOSE	HARDWICKE	GLOUCESTER	GL2 4EG	93	£3,333
16/10/2020	£155,000	F			20	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4EE	61	£2,541
19/10/2020	£335,160	D			1	PIPPIN LEAZE	CAM	DURSLEY	GL11 5FL	100	£3,352
22/10/2020	£324,995	D			46	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	111	£2,928
23/10/2020	£300,000	S			2	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	93	£3,226
23/10/2020	£165,000	F			28	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4EE	61	£2,705
23/10/2020	£168,000	F			26	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4EE	63	£2,667
23/10/2020	£163,000	F			12	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4EE	63	£2,587

23/10/2020	£290,000	D		24	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	126	£2,302	
26/10/2020	£250,005	T		19	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,577	
28/10/2020	£329,995	D		44	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	110	£3,000	
30/10/2020	£275,995	S		32	LISTER ROAD	DURSLEY	DURSLEY	GL11 4FH	74	£3,730	
30/10/2020	£269,995	T		5	WYATT CLOSE	DURSLEY	DURSLEY	GL11 4FE	74	£3,649	
30/10/2020	£325,000	D		4	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	93	£3,495	
30/10/2020	£204,995	T		13	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	63	£3,254	
30/10/2020	£285,000	S		7	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	88	£3,239	
30/10/2020	£337,995	D		5	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	112	£3,018	
30/10/2020	£428,000	D		29	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,993	
30/10/2020	£425,000	D		6	CROSSBILL CLOSE	HARDWICKE	GLOUCESTER	GL2 4EG	143	£2,972	
30/10/2020	£286,995	S		2	THOMAS TUDOR WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FS	107	£2,682	
30/10/2020	£290,000	D		26	EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	126	£2,302	
02/11/2020	£132,500	F	FLAT 6		ELMGROVE COURT	ELMGROVE ROAD EAST	HARDWICKE	GLOUCESTER	GL2 4DP	43	£3,081
06/11/2020	£272,500	S		19	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	77	£3,539	
06/11/2020	£587,500	D		22	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	184	£3,193	
06/11/2020	£318,000	D		2	PIPPIN LEAZE	CAM	DURSLEY	GL11 5FL	100	£3,180	
06/11/2020	£268,995	S		8	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	86	£3,128	
06/11/2020	£284,995	S		4	THOMAS TUDOR WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FS	107	£2,664	
10/11/2020	£123,000	F	2		THE KITESNEST, 106	BATH ROAD	STROUD	GL5 3TA	42	£2,929	
10/11/2020	£308,000	S		49	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL	116	£2,655	
13/11/2020	£285,000	S		5	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	88	£3,239	
13/11/2020	£420,000	D		8	CROSSBILL CLOSE	HARDWICKE	GLOUCESTER	GL2 4EG	143	£2,937	
19/11/2020	£450,000	D		71	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	176	£2,557	
20/11/2020	£305,000	S		1	PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	93	£3,280	
20/11/2020	£239,995	T		9	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	76	£3,158	
25/11/2020	£281,995	S		13	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,065	
25/11/2020	£278,995	S		15	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,033	
26/11/2020	£315,995	D		91	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£3,192	
27/11/2020	£340,000	D		14	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	101	£3,366	
27/11/2020	£334,995	D		5	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	110	£3,045	
27/11/2020	£334,995	D		7	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	110	£3,045	
30/11/2020	£165,500	D		12	PIPPIN LEAZE	CAM	DURSLEY	GL11 5FL	127	£1,303	
04/12/2020	£305,995	D		9	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	97	£3,155	
04/12/2020	£665,000	D		20	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	216	£3,079	
04/12/2020	£640,000	D		23	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	209	£3,062	
07/12/2020	£360,000	D		8	PIPPIN LEAZE	CAM	DURSLEY	GL11 5FL	113	£3,186	
10/12/2020	£725,000	D		19	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	236	£3,072	
11/12/2020	£265,000	S		5	KING CLOSE	HARDWICKE	GLOUCESTER	GL2 4SB	79	£3,354	
11/12/2020	£305,000	S		2	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	93	£3,280	
11/12/2020	£269,995	S		7	BAKER CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GY	86	£3,139	
11/12/2020	£655,000	D		26	PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	217	£3,018	

14/12/2020	£495,000	S	15	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	137	£3,613
16/12/2020	£500,000	D			21 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	158	£3,165
16/12/2020	£400,000	D			20 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,125
16/12/2020	£440,000	D			22 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	143	£3,077
16/12/2020	£662,500	D			21 PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	216	£3,067
16/12/2020	£474,995	D			30 BOX ROAD	CAM	DURSLEY	GL11 5DJ	165	£2,879
16/12/2020	£360,000	D			14 PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	127	£2,835
17/12/2020	£400,000	D			17 GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,125
17/12/2020	£470,000	D			12 CROSSBILL CLOSE	HARDWICKE	GLOUCESTER	GL2 4EG	158	£2,975
17/12/2020	£445,000	D			11 PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	158	£2,816
18/12/2020	£265,995	S			2 MAURICE SHILL CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FR	77	£3,454
18/12/2020	£271,995	S			1 MAURICE SHILL CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FR	79	£3,443
18/12/2020	£405,000	D			2 EDDY CROFT	CAM	DURSLEY	GL11 5FN	127	£3,189
18/12/2020	£310,000	D			2 LITTLE ELMS	CAM	DURSLEY	GL11 5FF	100	£3,100
18/12/2020	£295,995	D			10 ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	97	£3,051
18/12/2020	£650,000	D			16 PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	217	£2,995
18/12/2020	£325,995	D			2 CHAMBERLAYNE CRESCENT	BERKELEY	BERKELEY	GL13 9FL	112	£2,911
22/12/2020	£290,000	S			5 NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	88	£3,295
22/12/2020	£428,000	D			12 PIPIT CLOSE	HARDWICKE	GLOUCESTER	GL2 4ED	143	£2,993
15/01/2021	£440,000	D			8 PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	137	£3,212
22/01/2021	£273,995	S			26 MAURICE SHILL CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FR	79	£3,468
22/01/2021	£266,995	S			25 MAURICE SHILL CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FR	77	£3,467
22/01/2021	£280,995	S			12 ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
22/01/2021	£279,995	S			14 ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,043
27/01/2021	£500,000	D			14 ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	158	£3,165
29/01/2021	£275,000	D			20 EDWARD WAY	BERKELEY	BERKELEY	GL13 9FF	82	£3,354
29/01/2021	£274,000	D			7 JESTER COURT	BERKELEY	BERKELEY	GL13 9FH	82	£3,341
29/01/2021	£410,000	D			26 DAVID BUTT CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FN	128	£3,203
29/01/2021	£500,000	D			16 ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	158	£3,165
29/01/2021	£306,995	D			16 ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	99	£3,101
01/02/2021	£366,935	D			21 REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	125	£2,935
05/02/2021	£725,000	D			18 PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	236	£3,072
05/02/2021	£368,995	D			46 KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	125	£2,952
05/02/2021	£290,995	S			14 MAURICE SHILL CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FR	107	£2,720
10/02/2021	£386,995	D			27 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,172
12/02/2021	£331,995	D			29 GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	100	£3,320
17/02/2021	£720,000	D			17 PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	236	£3,051
18/02/2021	£307,995	D			26 ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	99	£3,111
18/02/2021	£279,995	D			28 REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	94	£2,979
18/02/2021	£357,085	D			23 REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	125	£2,857
19/02/2021	£337,500	D			7 PARKLANDS ORCHARD	WHITMINSTER	GLOUCESTER	GL2 7PE	92	£3,668
19/02/2021	£291,995	S			13 MAURICE SHILL CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FR	107	£2,729

26/02/2021	£210,000	T		16	CHAMBERLAYNE CRESCENT	BERKELEY	BERKELEY	GL13 9FL	58	£3,621
26/02/2021	£205,995	T		34	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	63	£3,270
26/02/2021	£270,000	D		4	CHAMBERLAYNE CRESCENT	BERKELEY	BERKELEY	GL13 9FL	90	£3,000
26/02/2021	£365,000	D		17	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	125	£2,920
26/02/2021	£358,000	D		9	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	127	£2,819
05/03/2021	£202,995	T		18	CHAMBERLAYNE CRESCENT	BERKELEY	BERKELEY	GL13 9FL	58	£3,500
05/03/2021	£392,995	D		40	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	122	£3,221
12/03/2021	£364,995	D		44	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£3,202
12/03/2021	£305,995	D		35	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	97	£3,155
15/03/2021	£210,000	T		22	CHAMBERLAYNE CRESCENT	BERKELEY	BERKELEY	GL13 9FL	58	£3,621
19/03/2021	£307,995	D		24	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	99	£3,111
19/03/2021	£430,000	D		6	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	143	£3,007
19/03/2021	£325,995	D		15	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	111	£2,937
19/03/2021	£340,100	D		4	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	127	£2,678
26/03/2021	£314,995	D		26	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	111	£2,838
26/03/2021	£299,995	S		38	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	122	£2,459
31/03/2021	£300,000	D		16	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	110	£2,727
31/03/2021	£279,995	S		20	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	106	£2,641
01/04/2021	£490,000	D		60	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	158	£3,101
09/04/2021	£306,500	S		54	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	88	£3,483
23/04/2021	£268,995	S		2	ROBERT HULBERT LANE	GREAT OLDBURY	STONEHOUSE	GL10 3GT	76	£3,539
30/04/2021	£236,995	T		5	ROBERT HULBERT LANE	GREAT OLDBURY	STONEHOUSE	GL10 3GT	63	£3,762
30/04/2021	£375,000	D		56	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	128	£2,930
07/05/2021	£325,000	D		5	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	93	£3,495
24/05/2021	£355,000	D		24	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	101	£3,515
28/05/2021	£299,999	S		13	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	88	£3,409
28/05/2021	£479,995	D		10	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	202	£2,376
11/06/2021	£395,995	D		46	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	122	£3,246
18/06/2021	£359,995	D		48	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,429
24/06/2021	£277,000	S		15	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	88	£3,148
25/06/2021	£430,000	D		20	NIGHTINGALE CLOSE	HARDWICKE	GLOUCESTER	GL2 4EB	143	£3,007
30/06/2021	£274,995	S		127	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	85	£3,235
30/07/2021	£356,995	D		14	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	129	£2,767



Appendix 6 – Residential Newbuild Asking Prices (April 2020)

2020

Area	Agent	Development	Address	Address	Postcode	Name	Beds	Type	Flat m2	House m2	Asking Price	£/m2
Stroud	Perry Bishop	Kites Nest	Bath Road	Stroud	GL5 3TJ		2	T		104	£295,000	£2,837
Stroud	Connells	Ben Grazebrooks Well	Lansdown Rise	Stroud	GL5 1DL		3	S			£300,000	
Stroud	Connells	Ben Grazebrooks Well	Lansdown Rise	Stroud	GL5 1DL		3	S			£310,000	
Stroud	Connells	Ben Grazebrooks Well	Lansdown Rise	Stroud	GL5 1DL		4	S			£310,000	
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Ludlow	3	S		88	£299,995	£3,409
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Amberley	3	D		90	£339,995	£3,778
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Marlow	4	D		126	£387,995	£3,079
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Cambridge	4	D		126	£409,995	£3,254
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Shaftesbury	4	D		126	£419,995	£3,333
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Harrogate	4	D		135	£455,995	£3,378
Stonehouse	Barratt	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Norbury	3	S		100	£284,995	£2,850
Stonehouse	Barratt	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Alderney	4	D		104	£358,995	£3,452
Stonehouse	Barratt	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Radleigh	4	D		136	£386,995	£2,846
Stonehouse	DWH	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Hadley	3	D		88	£325,000	£3,693
Stonehouse	DWH	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Ingleby	4	D		100	£340,000	£3,400
Stonehouse	DWH	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Holden	4	D		152	£440,000	£2,895
Stonehouse	Michael Tuck	Great Oldbury	Grove Lane	Stonehouse	GL10 3FF	Alkerton	2	T			£220,000	
Stonehouse	Michael Tuck	Great Oldbury	Grove Lane	Stonehouse	GL10 3FF	Eastington	2	T			£227,000	
Stonehouse	Michael Tuck	Great Oldbury	Grove Lane	Stonehouse	GL10 3FF	Doverow	3	T		75	£287,000	£3,827
Stonehouse	Parkers		Park Road	Stonehouse	GL10 2DE		2	S		60.7	£185,000	£3,048
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Rowan	4	D		103	£320,995	£3,116
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Pine	3	S		83.6	£264,995	£3,170
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Chestnut	4	D		114	£314,995	£2,763
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Holly	4	D			£337,995	
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Lime	3	D		90	£301,995	£3,356
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Birch	3	S		101	£279,995	£2,772
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Birch	5	D		145	£499,995	£3,448
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Alder	4	D		158	£430,000	£2,722
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Chestnut	4	D		122	£415,000	£3,402
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Aspen	4	D		130	£399,995	£3,077
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Juniper	4	D		115	£365,000	£3,174
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Spruce	3	S		95	£337,000	£3,547
Cam/Dursley	Platform Housing Group	Blackberry Grove	Box Road	Cam	GL11 5FJ		3	S			£300,000	
Cam/Dursley	Platform Housing Group	Blackberry Grove	Box Road	Cam	GL11 5FJ		3	S			£290,000	
Cam/Dursley	DJ&P		High Street	Cam	GL11 5LH		3	T		95	£249,995	£2,632
Cam/Dursley	DJ&P		High Street	Cam	GL11 5LH		3	T		95	£255,000	£2,684
Cam/Dursley	DJ&P		High Street	Cam	GL11 5LH		3	T		95	£265,000	£2,789
Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Chedworth	4	D		107	£330,995	£3,093
Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Rushbury	4	D		120	£295,995	£2,467

Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Stafford	3	D		108	£290,995	£2,694
Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Warwick	5	D		135	£369,995	£2,741
Minchinhampton	Perry Bishop	The Old Bakery	Tetbury Street	Minchinhampton	GL6 9BN		3	T		104	£325,000	£3,125
Minchinhampton	Cognatum Estates	Stuart Court	Butt Street	Minchinhampton	GL6 9JB		3	T		140	£695,000	£4,964
Minchinhampton	Cognatum Estates	Stuart Court	Butt Street	Minchinhampton	GL6 9JB		2	F			£745,000	
Nailsworth	The Property Centre		Woodpecker Walk	Nailsworth			3	T		96	£250,000	£2,604

2022

Area	Agent / Developer	Development	Address	Postcode	Name	Beds	Type	M2 House	Asking Price	£/m2
Berkeley	Persimmon	Canonbury Rise	Cononbury Street	GL13 9FF	Souter	3	T	83	£281,995	£3,398
Brookthorpe	Cotswold Homes	Brookthorpe Park		GL4 0UN						
Cam	Bovis	Millfields	Box Road	GL11 5DJ	Chestnut II	4	D	124	£430,000	£3,468
Cam	Bovis	Millfields	Box Road	GL11 5DJ	Cypress	3	D	103	£380,000	£3,689
Cam	Bovis	Millfields	Box Road	GL11 5DJ	Hazel	3	S	87	£330,000	£3,793
Cam	Wainhomes	Lister Gardens	Box Road	GL11 5DJ	Montgomery x3	5	D	193	£550,000	£2,850
Cam	Wainhomes	Lister Gardens	Box Road	GL11 5DJ	Shackleton x4	3	S		£345,000	
Cam	Wainhomes	Lister Gardens	Box Road	GL11 5DJ	Wren x2	4	D	104	£405,000	£3,894
Dursley	St ModwenHomes	Littlecombe		GL11 4HR	Garnet	4	D	132	£549,995	£4,167
Dursley	St ModwenHomes	Littlecombe		GL11 4HR	Paris	4	D	135	£439,995	£3,259
Hardwicke	Bovis	Oaklands	Harrier Way	GL2 4DX	Aspen	4	D	128	£447,000	£3,492
Hardwicke	Bovis	Oaklands	Harrier Way	GL2 4DX	Beech	3	S	104	£322,000	£3,096
Hardwicke	Bovis	Oaklands	Harrier Way	GL2 4DX	Chestnut	4	D	126	£410,000	£3,254
Hardwicke	Bovis	Oaklands	Harrier Way	GL2 4DX	Cypress	3	D	102	£355,000	£3,480
Hardwicke	Bovis	Oaklands	Harrier Way	GL2 4DX	Hazel	3	S	87	£330,000	£3,793
Hardwicke	Bovis	Oaklands	Harrier Way	GL2 4DX	Spruce	3	D	101	£349,000	£3,455
Hardwicke	Linden	Oaklands	Hunts Grove	GL2 4DX	Elmslie	3	S	86	£320,000	£3,721
Hardwicke	Linden	Oaklands	Hunts Grove	GL2 4DX	Eveleigh	3	S	110	£310,000	£2,818
Hardwicke	Linden	Oaklands	Hunts Grove	GL2 4DX	Leverton	4	D	100	£407,000	£4,070
Hardwicke	Linden	Oaklands	Hunts Grove	GL2 4DX	Mylne	4	D	111	£377,000	£3,396
Hardwicke	Linden	Oaklands	Hunts Grove	GL2 4DX	Pembroke	4	D	131	£434,000	£3,313
Standish	PJLivesey	Green Walk	Horsemarling Lane	GL10 3HA	Chestnut	2	T	74	£349,950	£4,729
Standish	PJLivesey	Green Walk	Horsemarling Lane	GL10 3HA	Chestnut	2	T		£344,950	
Standish	PJLivesey	Green Walk	Horsemarling Lane	GL10 3HA	plot 137	3	T		£524,950	
Standish	PJLivesey	Green Walk	Horsemarling Lane	GL10 3HA	plot 139	3	T		£649,950	
Standish	PJLivesey	Green Walk	Horsemarling Lane	GL10 3HA	plot 141	3	T		£574,950	
Standish	PJLivesey	Green Walk	Horsemarling Lane	GL10 3HA	Yew	3	T	75	£374,950	£4,999
Standish	PJLivesey	Green Walk	Horsemarling Lane	GL10 3HA	Yew	3	T	75	£374,950	£4,999
Stonehouse	Barratt	Great Oldbury	Grove Lane	GL10 3SJ	Aldeney	4	D	104	£409,995	£3,942
Stonehouse	Barratt	Great Oldbury	Grove Lane	GL10 3SJ	Folkestone	3	S	75		
Stonehouse	Barratt	Great Oldbury	Grove Lane	GL10 3SJ	Roseberry	2	T	61		
Stonehouse	Linden	Great Oldbury		GL10 3RL	Cartwright	2	S	71	£305,000	£4,296
Stonehouse	Linden	Great Oldbury		GL10 3RL	Cartwright	2	S	71	£295,000	£4,155
Stonehouse	Redrow	Great Oldbury	Grove Lane	GL10 3SJ	Harrogate	5	D	135	£509,995	£3,778
Stonehouse	Redrow	The Alders at Great Oldbury	Oldends Lane	GL10 3RL						
Stroud	Parkers	Westward House	Ebley	GL5 4LF		2	F	93	£235,000	£2,527

Stroud	Savills	Ebley Court	Ebley	GL5	plot 4	4	T	98	£375,000	£3,827
Woodchester	ColnSignature Homes	Rooksmoor Mills	Bath Road	GL5 5ET	Fleece	3	T	152	£510,000	£3,355
Woodchester	ColnSignature Homes	Rooksmoor Mills	Bath Road	GL5 5ET	Penthouse	2	F	102	£425,000	£4,167
Woodchester	ColnSignature Homes	Rooksmoor Mills	Bath Road	GL5 5ET	Penthouse	2	F	102	£425,000	£4,167
Woodchester	ColnSignature Homes	Rooksmoor Mills	Bath Road	GL5 5ET	Pond House	3	T	125	£415,000	£3,320
Woodchester	ColnSignature Homes	Rooksmoor Mills	Bath Road	GL5 5ET	Pond House	3	T	125	£425,000	£3,400
Woodchester	ColnSignature Homes	Rooksmoor Mills	Bath Road	GL5 5ET	Willow	3	T	105	£360,000	£3,429

Appendix 7 - CoStar Non-Residential Data

The pages in this appendix are not numbered.



Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

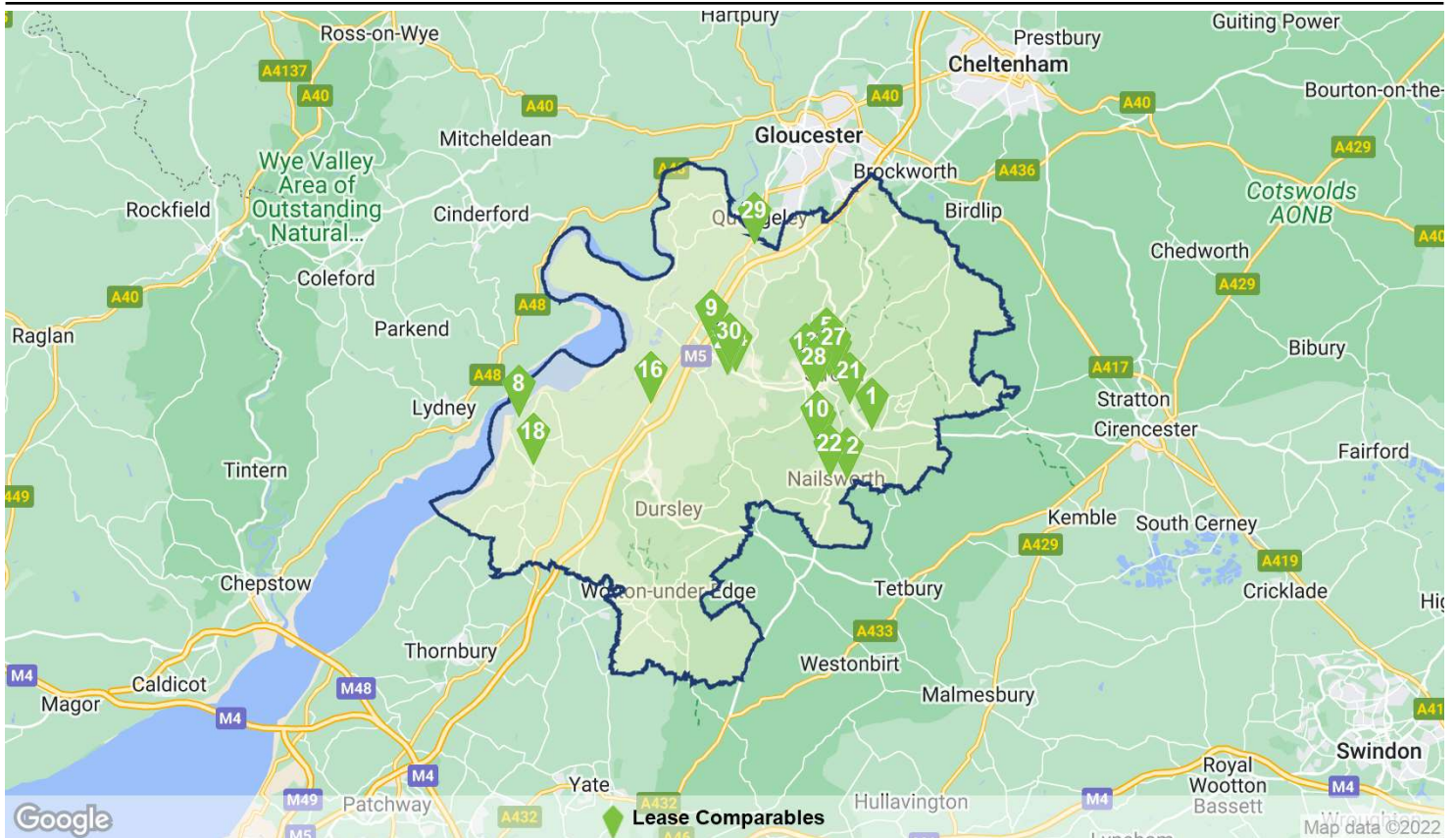
36

£11.65

£9.00

11

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	31	£5.37	£11.65	£11.00	£29.66
Achieved Rent Per SF	13	£5.37	£9.00	£11.00	£22.30
Net Effective Rent Per SF	3	£5.92	£6.56	£5.93	£12.77
Asking Rent Discount	12	-85.8%	-5.5%	0.0%	12.5%
TI Allowance	-	-	-	-	-
Rent Free Months	4	0	1	0	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	35	1	11	6	88
Deal Size	36	141	1,228	768	7,600
Lease Deal in Months	8	24.0	54.0	48.0	120.0
Floor Number	36	LL	GRND	GRND	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Bourne Mills London Rd	★★★★★	740	2nd	24/05/2022	New	£22.30	Achieved
2 Swan House Bristol Rd	★★★★★	697	GRND	31/03/2022	New	£12.00	Asking
3 Middle Spillman Spillmans Ct	★★★★★	921	GRND	14/03/2022	New	£16.04	Asking
4 Stag House Gydynap Ln	★★★★★	814	GRND	15/02/2022	New	£8.60	Asking
5 1 Salmon Springs Tradin...	★★★★★	1,738	1st	01/12/2021	New	£8.48	Asking
6 9-10 Rowcroft	★★★★★	796	1st	29/10/2021	New	-	-
7 The Moorings Bristol Rd	★★★★★	7,600	GRND,1	29/05/2021	New	£17.50/fri	Asking
8 Former Custom House Sharpness Docks	★★★★★	1,860	GRND	12/05/2021	New	£5.37	Achieved
5 South Shore Rd	★★★★★	1,200	1st	03/02/2021	New	£5.57	Achieved
9 Westend Courtyard Grove Ln	★★★★★	271	GRND	16/12/2020	New	£29.66	Asking
10 Bath Rd	★★★★★	472	1-2	01/07/2020	New	-	-
11 The Wheelhouse Bristol Rd	★★★★★	141	1st	07/06/2020	New	£10.00	Asking
12 Teazle House Avening	★★★★★	910	BSMT,G...	01/06/2020	New	£9.89/fri	Achieved
13 Westview Paganhill	★★★★★	340	1st	06/02/2020	New	£22.90	Asking
14 The Old Police Station Beeches Grn	★★★★★	3,558	GRND,1-3	27/01/2020	New	£10.00	Asking
15 Frome House London Rd	★★★★★	3,380	GRND,1	17/12/2019	New	£5.92	Effective
16 Unit 1 Dursley Rd	★★★★★	1,666	GRND,1	27/11/2019	New	-	-
17 The Hooper Suite Building 6 Bond's Mill	★★★★★	1,035	1st	08/10/2019	New	£11.50/fri	Achieved
18 Station Rd	★★★★★	1,900	GRND,1	19/09/2019	New	£7.89/iri	Asking
19 The Wheel House Bristol Rd	★★★★★	2,803	GRND	16/09/2019	New	£10.50/fri	Asking
20 The Waterfront Sperry Way	★★★★★	565	GRND	29/07/2019	New	£15.93/fri	Asking

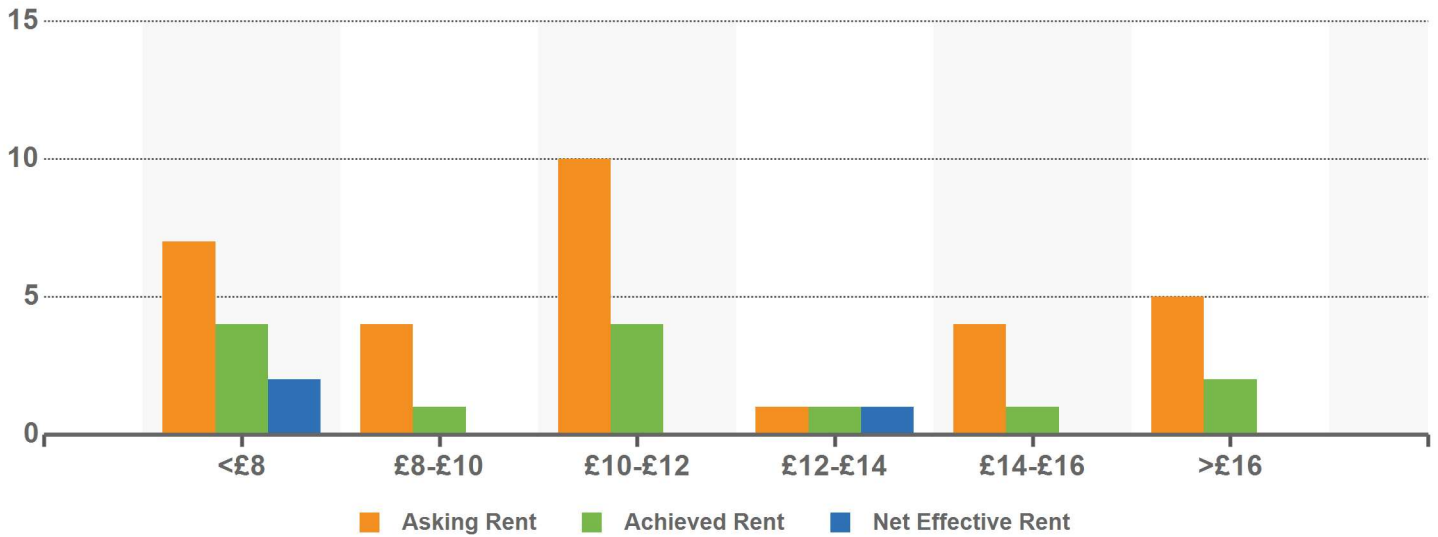
Lease Comps Summary

Lease Comps Report

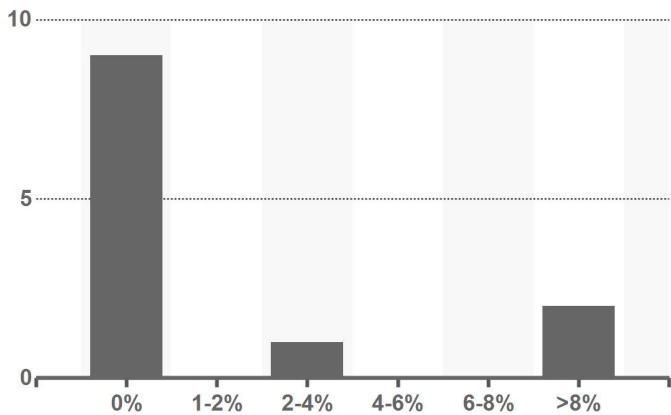
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
2 Swan House Bristol Rd	★★★★★	440	LL	23/07/2019	New	£11.00/fri	Asking
9 Westend Courtyard Grove Ln	★★★★★	290	GRND	29/04/2019	New	£20.07	Asking
21 London	★★★★★	2,300	GRND	29/04/2019	New	£6.09/fri	Asking
22 5 Old Market	★★★★★	738	1st	17/04/2019	New	£5.62/iri	Asking
23 The Bell House	★★★★★	1,030	BSMT,G...	26/03/2019	New	£14.56/fri	Asking
11 The Wheelhouse Bristol Rd	★★★★★	497	GRND	18/03/2019	New	£12.00/fri	Achieved
24 Bristol Rd	★★★★★	1,180	1st	15/03/2019	New	£5.93/fri	Effective
25 The Counting House Bristol Rd	★★★★★	560	GRND	01/03/2019	New	£10.50/fri	Asking
26 Bank House Bristol Rd	★★★★★	343	1st	01/03/2019	New	£11.00/fri	Achieved
27 1 Lansdown Lane St	★★★★★	561	1st	04/02/2019	New	£10.70/fri	Achieved
28 Bath Rd	★★★★★	470	GRND	01/02/2019	New	£12.77/fri	Effective
29 Gabwell Business Centre Quadrant Way	★★★★★	958	1st	27/12/2018	New	-	-
4 Stag House Gdynap Ln	★★★★★	475	2nd	01/11/2018	New	£7.57	Asking
30 Springfield Business Ce...	★★★★★	485	1st	24/09/2018	New	£15.74	Achieved
30 Springfield Business Ce...	★★★★★	485	1st	24/09/2018	New	£16.33	Achieved

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£11.65	£9.00	£6.56	0.8

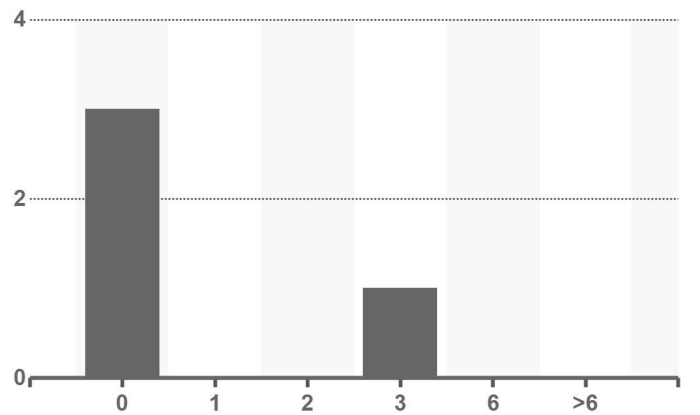
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£495,000	£798,750	£800,000	£1,100,000	4
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,355 SF	8,692 SF	6,491 SF	29,805 SF	7
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£19.46	£69.41	£148.91	£182.93	4
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	53	349	436	470	4
Sale Price to Asking Price Ratio					
Sold Transactions	77.33%	77.33%	77.33%	77.33%	1
Price					
For Sale & UC/Pending	£360,000	£360,000	£360,000	£360,000	1
Sold Transactions	-	-	-	-	-
NIA					
For Sale & UC/Pending	1,896 SF	1,896 SF	1,896 SF	1,896 SF	1
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	£189.87	£189.87	£189.87	£189.87	1
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	172	172	172	172	1
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-
Totals					
For Sale & UC/Pending	Asking Price Total: £360,000		Total For Sale Transactions:		1
Sold Transactions	Total Sales Volume: £3,195,000		Total Sales Transactions:		7
	Total Included in Analysis: £3,555,000		Total Included in Analysis:		8

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

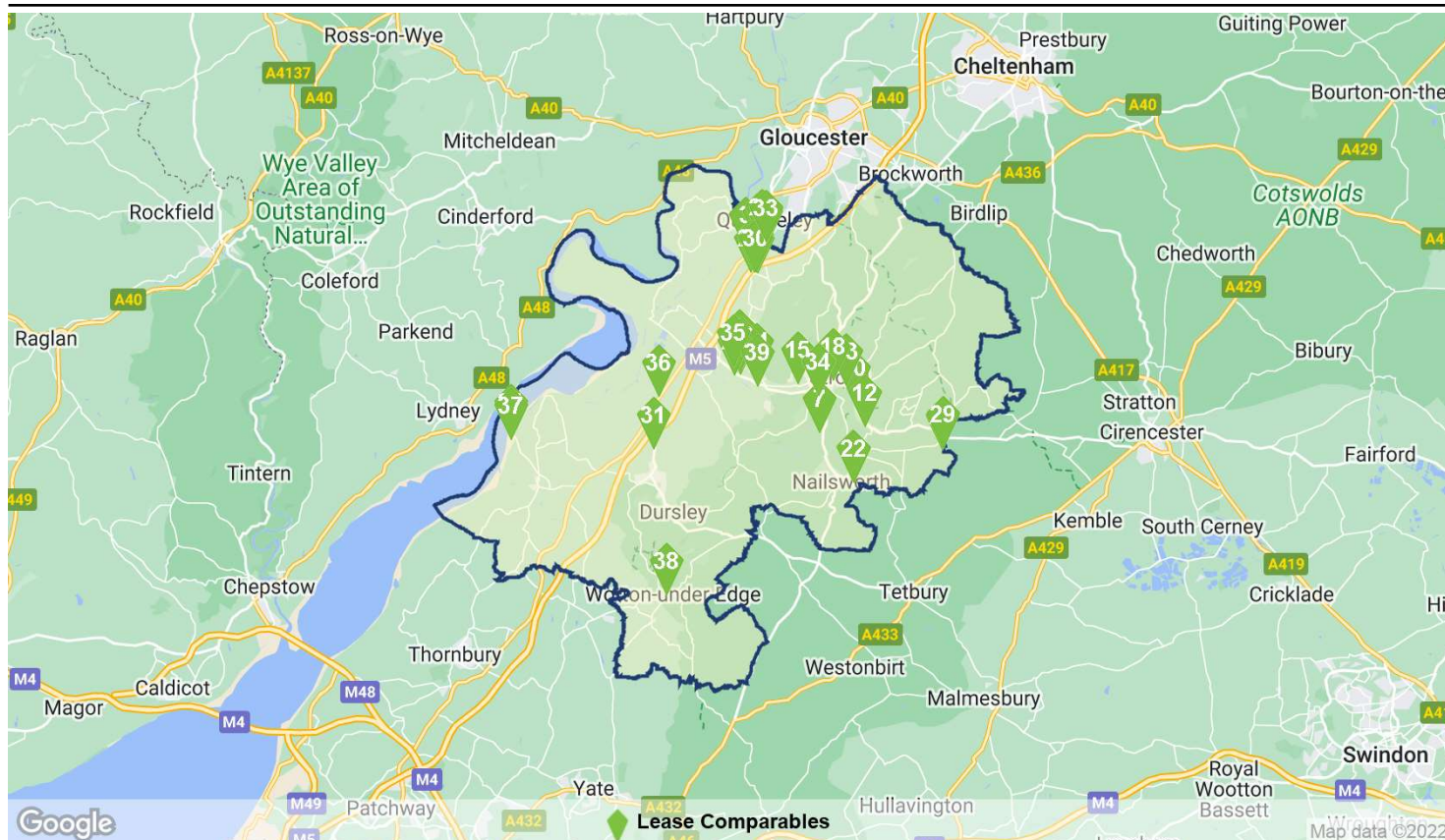
81

£5.61

£5.49

10

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	48	£2.96	£5.61	£7.46	£22.68
Achieved Rent Per SF	29	£2.26	£5.49	£5.80	£13.30
Net Effective Rent Per SF	16	£2.22	£5.54	£6.10	£12.11
Asking Rent Discount	17	-60.0%	1.0%	0.0%	46.6%
TI Allowance	-	-	-	-	-
Rent Free Months	12	0	1	0	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	70	0	10	10	38
Deal Size	81	178	15,790	3,855	149,514
Lease Deal in Months	32	12.0	87.0	60.0	300.0
Floor Number	81	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Avening Rd	★★★★★	291	GRND	24/05/2022	New	£22.68	Asking
1 Avening Rd	★★★★★	178	GRND	24/05/2022	New	£13.30	Achieved
2 Quadrant Way	★★★★★	23,223	GRND	03/05/2022	New	£6.45	Asking
1 Avening Rd	★★★★★	481	GRND	04/03/2022	New	£13.30	Achieved
3 Unit 1 Bristol Rd	★★★★★	96,701	GRND,1	01/02/2022	New	£7.00	Effective
4 Bristol Rd	★★★★★	3,313	1st	03/11/2021	New	£8.00/fri	Asking
5 Oldends Industrial Estate	★★★★★	4,440	GRND,1...	12/10/2021	New	£7.43/fri	Effective
6 Davy Way	★★★★★	43,586	GRND,1	11/10/2021	New	£6.75	Achieved
4 Bristol Rd	★★★★★	1,110	GRND	02/07/2021	New	£9.23	Asking
7 Former Fenworth Works Station Rd	★★★★★	450	GRND	08/06/2021	New	£8.00	Effective
8 Unit 8 St Modwen Park	★★★★★	55,016	GRND,1	07/06/2021	New	-	-
9 Brunel Close	★★★★★	2,503	GRND	27/04/2021	New	£7.99	Achieved
10 Stafford Mill London Rd	★★★★★	1,929	GRND	19/02/2021	New	£9.33	Asking
11 Stonehouse	★★★★★	116,000	GRND	01/02/2021	New	-	-
12 Orchard Works Briscombe	★★★★★	8,546	GRND	15/01/2021	New	£5.07/fri	Effective
13 17-18 London Rd	★★★★★	6,619	GRND	17/12/2020	New	£5.52	Asking
14 9-11 High St	★★★★★	2,575	GRND	02/12/2020	New	£9.51	Asking
15 Ebley Industrial Estate Ebley	★★★★★	1,182	GRND	30/11/2020	New	-	-
16 Stonedale Rd	★★★★★	1,180	GRND	02/11/2020	New	-	-
16 Stonedale Rd	★★★★★	1,180	GRND	27/10/2020	New	-	-
17 Oldends Road Industrial... Stonedale Rd	★★★★★	15,943	GRND,1	27/10/2020	New	£6.50	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
18 Wallbridge Industrial Est... Wallbridge Industrial Estate	★★★★★	3,855	GRND,...	27/10/2020	New	£4.53	Asking
19 Gabwell Business Centre Quadrant Way	★★★★★	2,948	GRND,1	25/10/2020	New	£7.97	Asking
20 J12	★★★★★	72,050	GRND,1	15/10/2020	New	£6.75	Achieved
21 Procook Davy Way	★★★★★	43,668	GRND,1	28/09/2020	Renewal	£6.95/fri	Effective
22 Avening Rd	★★★★★	13,714	GRND,...	18/08/2020	New	£2.22/fri	Effective
23 Unit 5 St Modwen Park	★★★★★	56,000	Unk,1	01/06/2020	New	-	-
24 Severn Distribution Centre Burma Rd	★★★★★	40,353	GRND	11/05/2020	New	-	-
25 Bristol Rd	★★★★★	10,592	GRND	01/05/2020	New	£9.64/fri	Effective
26 Davy Way	★★★★★	66,436	GRND,1	30/03/2020	New	-	-
1 Avening Rd	★★★★★	14,790	GRND,...	11/03/2020	New	£4.05	Achieved
27 J12	★★★★★	48,003	GRND,1	06/03/2020	New	-	-
28 Aston Down Business P... 104 East Building	★★★★★	6,087	GRND	27/02/2020	New	£4.11	Asking
29 Aston Business Park 107 North Building	★★★★★	9,688	GRND	27/02/2020	New	£3.61/fri	Achieved
30 J12	★★★★★	44,245	GRND,1	26/02/2020	New	-	-
31 Draycott	★★★★★	2,204	GRND,1	25/02/2020	New	£7.48	Asking
16 Stonedale Rd	★★★★★	1,180	GRND	11/12/2019	New	-	-
32 Daniels Industrial Estate Unit 19 Bath Rd	★★★★★	2,245	GRND	29/10/2019	New	£4.45	Achieved
33 Davy Way	★★★★★	24,295	GRND,1	10/10/2019	New	-	-
19 Gabwell Business Centre Quadrant Way	★★★★★	2,948	GRND,1	31/07/2019	New	-	-
4 Bristol Rd	★★★★★	4,550	GRND	16/07/2019	New	£4.50/fri	Asking
34 104 Bath Rd	★★★★★	5,882	GRND	12/07/2019	New	£5.44/fri	Effective

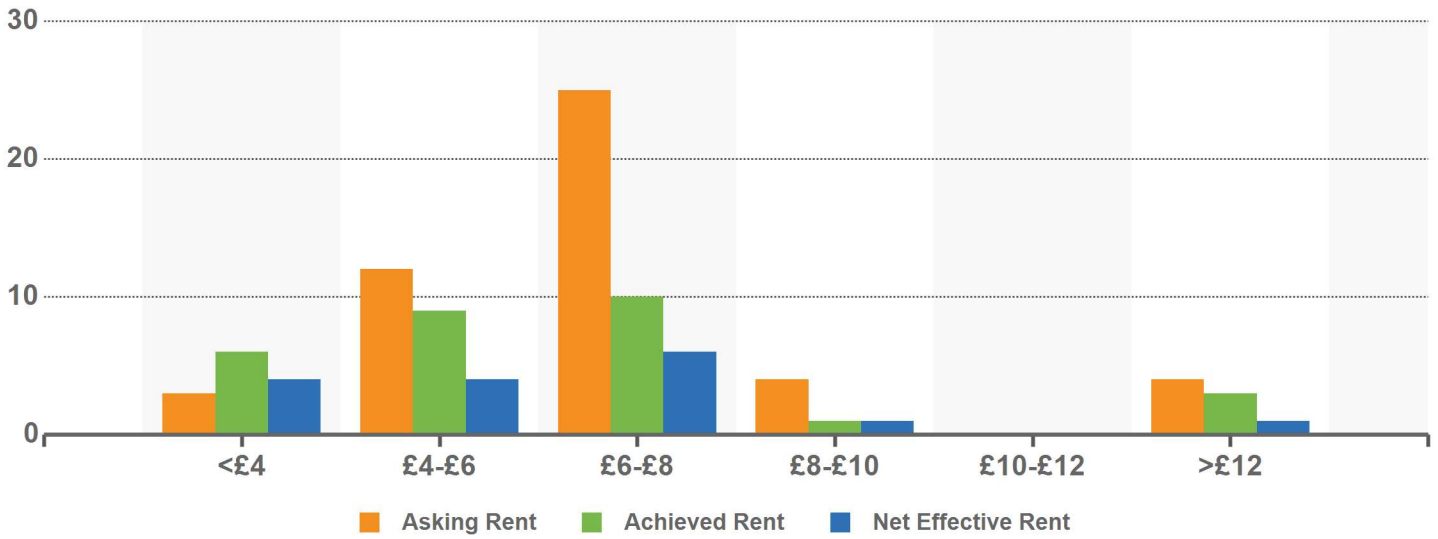
Lease Comps Summary

Lease Comps Report

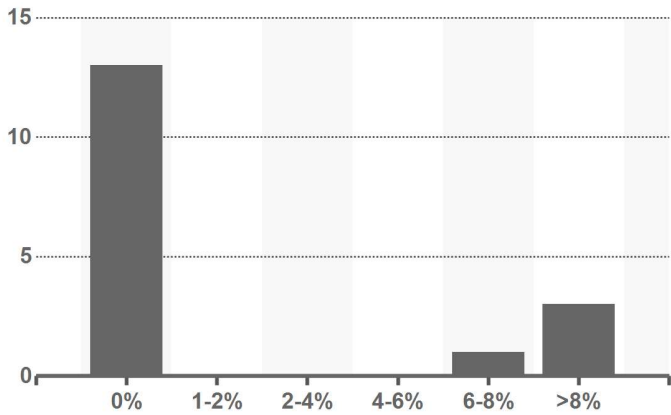
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
34 104 Bath Rd	★★★★★	3,856	GRND	12/07/2019	New	£5.19/fri	Asking
35 Brunel Way	★★★★★	970	GRND,...	28/06/2019	New	£12.11/fri	Effective
36 Units A & B Bristol Rd	★★★★★	10,000	GRND	25/06/2019	New	£5.50/fri	Achieved
33 Davy Way	★★★★★	24,295	GRND,1	15/05/2019	New	£6.75	Effective
19 Gabwell Business Centre Quadrant Way	★★★★★	2,873	GRND,1	29/04/2019	New	-	-
37 Severn Distribution Centre Burma Rd	★★★★★	149,514	GRND	01/03/2019	New	£4.55/fri	Effective
38 Former Wotton Building... The Chipping	★★★★★	6,125	GRND,...	18/02/2019	New	£3.04/iri	Effective
39 Bristol Rd	★★★★★	6,165	GRND	17/02/2019	New	£2.52/fri	Effective

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£5.61	£5.49	£5.54	1.1

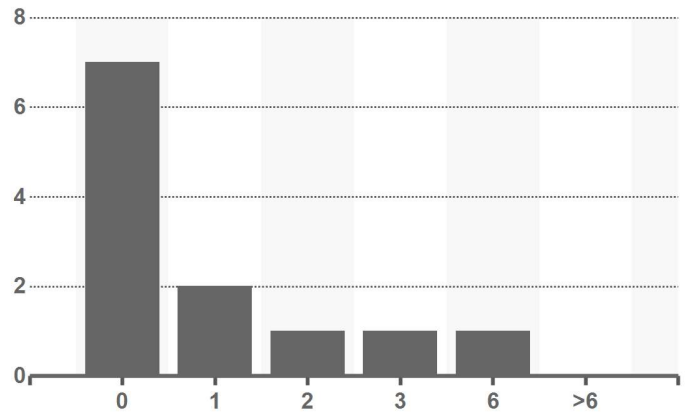
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Low	Average	Median	High	Count
Survey Criteria				
<p>basic criteria: Type of Property - Office; Sale Date - from 06/06/2019; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Stroud (Cheltenham & Gloucester)</p>				

Sale Comps Map & List Report

Sale Comparables

8

Avg. NI Yield

-

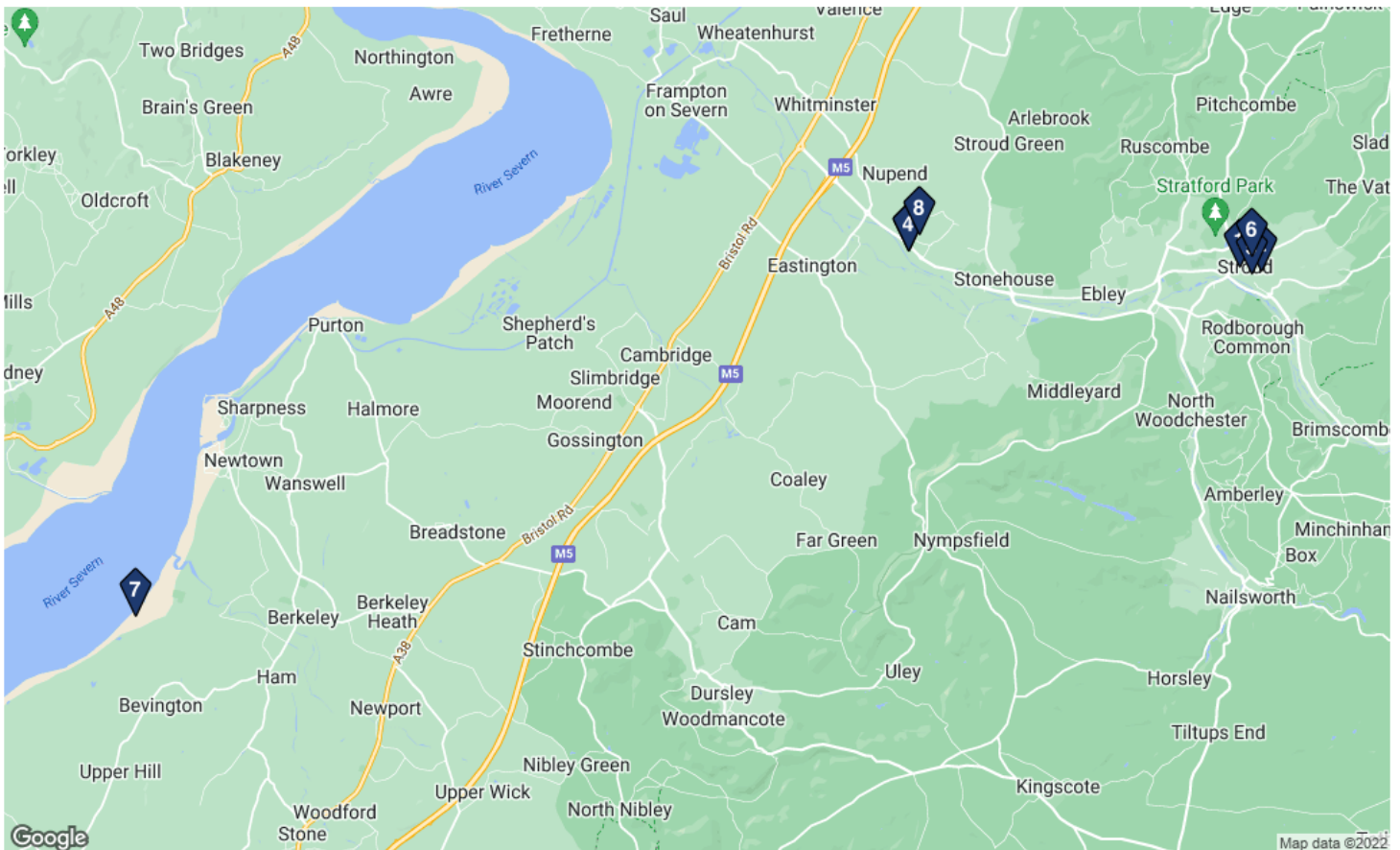
Avg. Price/SF

£138

Avg. Vacancy At Sale

-

















SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£360,000	£711,000	£580,000	£1,100,000
Price Per SF	£19	£138	£151	£190
NI Yield	-	-	-	-
Time Since Sale in Months	10.6	25.1	28.7	36.0
Property Attributes	Low	Average	Median	High
Building SF	1,355 SF	7,843 SF	6,034 SF	29,805 SF
Floors	2	2	2	3
Typical Floor	452 SF	4,410 SF	3,028 SF	14,902 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1779	1950	1982	2009
Star Rating	★★★★★	★★★★☆ 2.6	★★★★☆ 3.0	★★★★★

Sale Comps Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
1 New Imperial House  Station Rd Stroud, GL5 3AR	Office Building 	1967	6,970 SF	-	17/07/2021	Price Not Disclosed	-	-
2 16 Nelson St  Stroud, GL5 2HL	Office 	1931	6,491 SF	-	07/06/2021	Price Not Disclosed	-	-
3 The Waterfront  Stonehouse Park Stonehouse, GL10 3UT	Office 	2009	5,576 SF	-	27/02/2020	£1,020,000 Unit Sale	£183/SF	-
4 The Waterfront  Stonehouse Park Stonehouse, GL10 3UT	Office 	2009	7,267 SF	-	15/01/2020	£1,100,000	£151/SF	-
5 Frome House  London Rd Stroud, GL5 2AA	Office 	1779	3,380 SF	-	17/12/2019	£495,000	£146/SF	-
6 9 Lansdown  Stroud, GL5 1BB	Office 	1905	1,355 SF	-	21/10/2019	Price Not Disclosed	-	-
7 John Collier Building  Berkeley Technology... Berkeley, GL13 9PB	Office 	2000	29,805 SF	-	06/06/2019	£580,000	£19/SF	-
8 Light Industrial Unit  Springfield Business... Stonehouse, GL10 3SX	Office 	1997	1,896 SF	-	-	£360,000 Unit Sale	£190/SF	-

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Light Industrial					
Sale Price	-	-	-	-	-
NIA	2,324 SF	2,324 SF	2,324 SF	2,324 SF	1
Price per SF	-	-	-	-	-
Net Initial Yield	-	-	-	-	-
Days on Market	373	373	373	373	1
Sale Price to Asking Price Ratio	-	-	-	-	-
Industrial					
Sale Price	£225,000	£2,669,032	£2,569,594	£5,150,000	6
NIA	739 SF	33,981 SF	19,190 SF	234,857 SF	16
Price per SF	£19.40	£85.88	£116.07	£178.80	6
Net Initial Yield	5.47%	5.74%	5.74%	6.00%	2
Days on Market	11	283	235	775	12
Sale Price to Asking Price Ratio	96.26%	99.80%	99.80%	103.34%	2
Totals					
Sold Transactions	Total Sales Volume:	£16,014,189	Total Sales Transactions:		17
Survey Criteria					
<p>basic criteria: Type of Property - Industrial, Light Industrial; Sale Date - from 06/06/2019; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Stroud (Cheltenham & Gloucester)</p>					

Sale Comps Map & List Report

Sale Comparables

17

Avg. NI Yield

5.1%

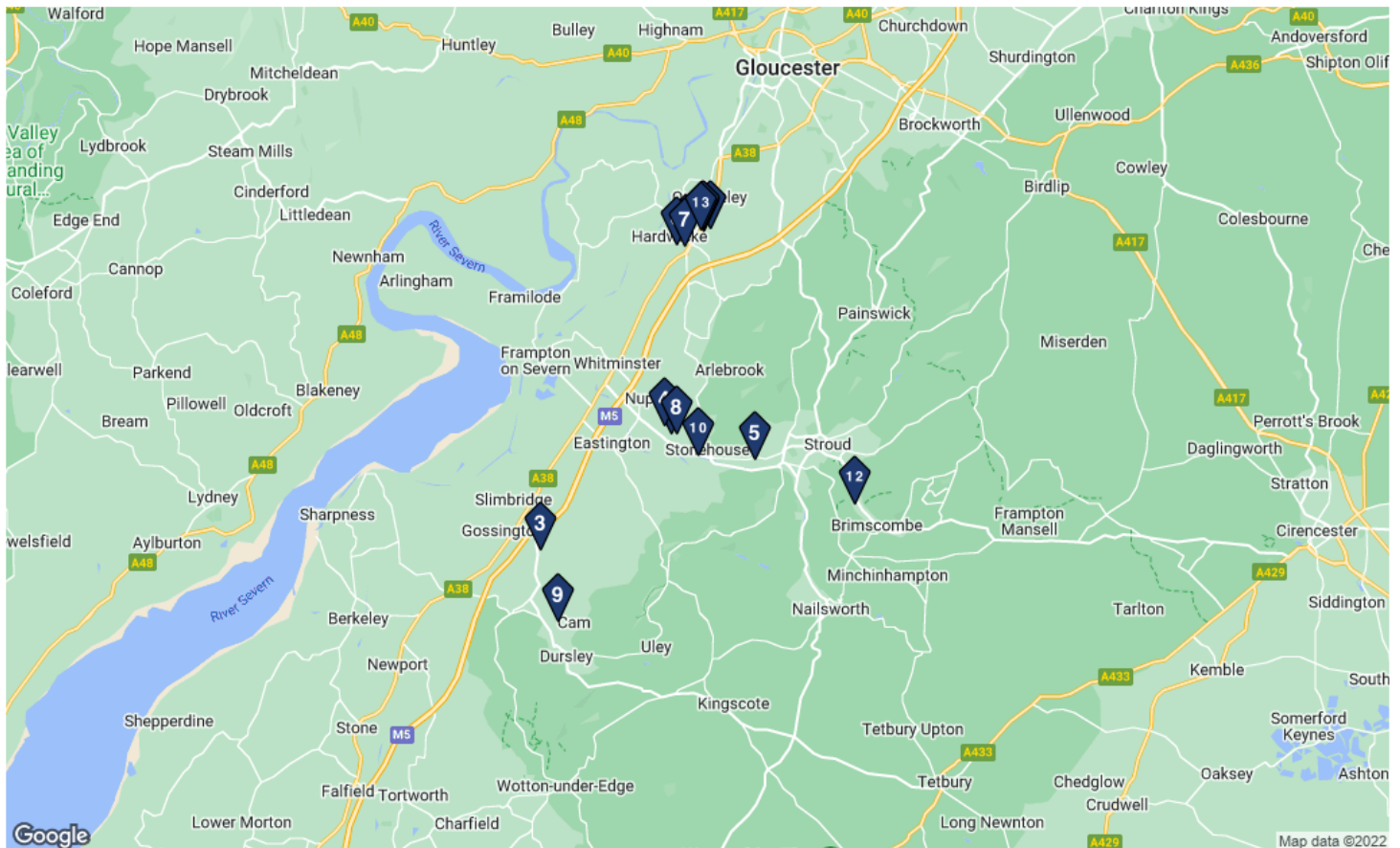
Avg. Price/SF

£107

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS








SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£225,000	£2,669,032	£2,569,595	£5,150,000
Price Per Unit	£19	£107	£116	£179
NI Yield	4.8%	5.1%	5.1%	5.5%
Time Since Sale in Months	2.2	17.7	18.9	28.2
Property Attributes	Low	Average	Median	High
Building SF	739 SF	32,119 SF	18,810 SF	234,857 SF
Ceiling Height	19'8"	19'8"	19'8"	19'8"
Docks	0	0	0	0
Vacancy Rate at Sale	-	-	-	-
Year Built	1903	1991	1997	2015
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.8	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★

Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
1	SKF (UK) Ltd Oldends Ln Stonehouse, GL10 3RH	Manufacturing ★★★★★	1980	234,857 SF	-	31/03/2022	Price Not Disclosed	-	-
2	Quedgeley Trading... Bristol Rd Gloucester, GL2 4PA	Warehouse ★★★★★	2010	14,362 SF	-	01/02/2022	£1,640,000	£114/SF	4.8%
3	Industrial Unit Draycott Dursley, GL11 5DQ	Industrial ★★★★★	1994	1,389 SF	-	31/01/2022	Price Not Disclosed Unit Sale	-	-
4	Light Industrial Unit Springfield Business... Stonehouse, GL10 3SX	Industrial ★★★★★	1997	2,324 SF	-	22/07/2021	Price Not Disclosed Unit Sale	-	-
5	Bridge Rd Stroud, GL5 4TR	Warehouse ★★★★★	1990	739 SF	-	07/06/2021	Price Not Disclosed	-	-
6	Quedgeley West... Bristol Rd Gloucester, GL2 4PA	Warehouse ★★★★★	2015	19,570 SF	-	28/05/2021	£3,499,189 Part of Portfolio	£179/SF	-
7	Quedgeley Trading... Bristol Rd Gloucester, GL2 4PA	Warehouse ★★★★★	1970	28,385 SF	-	10/03/2021	£4,000,000	£141/SF	-
8	Factory 3 Stonedale Rd Stonehouse, GL10 3RQ	Distribution ★★★★★	1990	77,311 SF	-	11/12/2020	£1,500,000	£19/SF	-
9	Phase II Littlecombe... 7A-7B Lister Rd Dursley, GL11 4BA	Industrial ★★★★★	1980	8,504 SF	-	09/11/2020	Price Not Disclosed	-	-
10	Upper Mills Industrial... Bristol Rd Stonehouse, GL10 2BJ	Industrial ★★★★★	1903	25,745 SF	-	27/10/2020	Price Not Disclosed	-	-
11	Procook Davy Way Gloucester, GL2 2BY	Warehouse ★★★★★	2015	43,668 SF	-	28/09/2020	£5,150,000	£118/SF	5.5%
12	Industrial Unit London Rd Stroud, GL5 2BX	Industrial ★★★★★	1989	3,165 SF	-	20/05/2020	£225,000 Unit Sale	£71/SF	-

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield	
 The Quadrant Centre Gloucester, GL2 2AD	Warehouse ★★★★☆	2005	16,770 SF	-	01/02/2020	Price Not Disclosed Part of Portfolio	-	-	
 The Quadrant Centre Gloucester, GL2 2AD	Warehouse ★★★★☆	2001	18,810 SF	-	01/02/2020	Price Not Disclosed Part of Portfolio	-	-	
 The Quadrant Centre Gloucester, GL2 2AD	Service ★★★★☆	2000	7,060 SF	-	01/02/2020	Price Not Disclosed Part of Portfolio	-	-	
 The Quadrant Centre Gloucester, GL2 2AD	Warehouse ★★★★☆	2000	19,960 SF	-	01/02/2020	Price Not Disclosed Part of Portfolio	-	-	
 The Quadrant Centre Davy Way Gloucester, GL2 2AD	Warehouse ★★★★☆	2005	23,400 SF	-	01/02/2020	Price Not Disclosed Part of Portfolio	-	-	

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

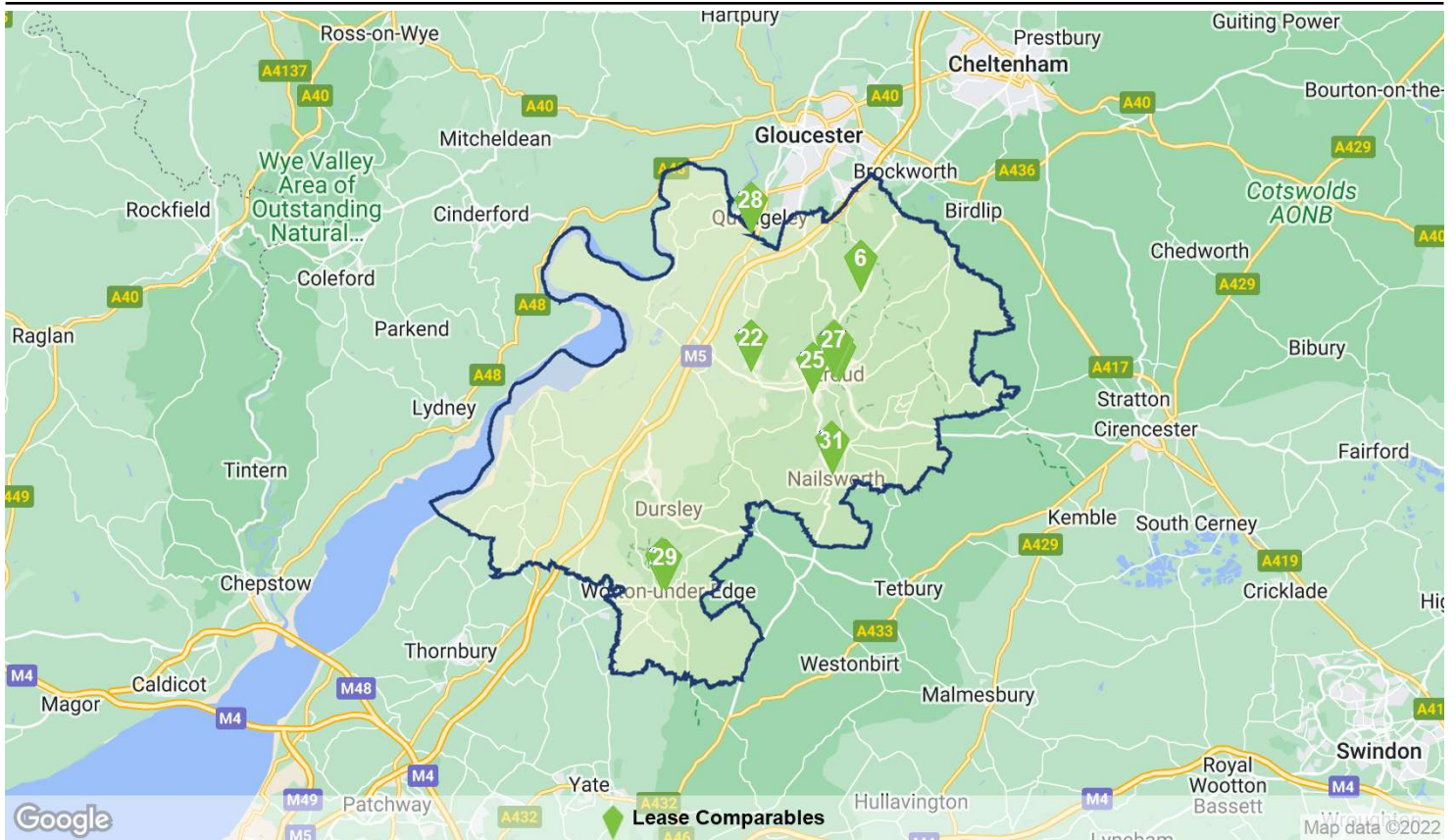
33

£20.50

£18.99

13

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	25	£10.00	£20.50	£20.00	£41.03
Achieved Rent Per SF	15	£7.02	£18.99	£26.74	£65.87
Net Effective Rent Per SF	9	£6.56	£18.75	£23.58	£41.03
Asking Rent Discount	9	-333.3%	-10.0%	0.0%	13.3%
TI Allowance	-	-	-	-	-
Rent Free Months	6	0	4	6	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	28	2	13	9	84
Deal Size	33	103	2,676	658	41,409
Lease Deal in Months	19	12.0	85.0	60.0	372.0
Floor Number	33	GRND	GRND	GRND	1

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£139,500	£139,500	£139,500	£139,500	1
Sold Transactions	£120,000	£1,828,833	£495,568	£15,135,000	12
Centre Size					
For Sale & UC/Pending	1,226 SF	1,236 SF	1,236 SF	1,247 SF	2
Sold Transactions	633 SF	10,954 SF	2,114 SF	122,000 SF	14
Price per SF					
For Sale & UC/Pending	£111.87	£111.87	£111.87	£111.87	1
Sold Transactions	£87.02	£147.90	£177.56	£947.04	12
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	4.00%	5.45%	5.40%	6.94%	3
Days on Market					
For Sale & UC/Pending	466	1,134	1,134	1,803	2
Sold Transactions	14	181	158	414	8
Sale Price to Asking Price Ratio					
Sold Transactions	77.97%	102.24%	92.66%	148.27%	7
Totals					
For Sale & UC/Pending	Asking Price Total:	£139,500	Total For Sale Transactions:		2
Sold Transactions	Total Sales Volume:	£21,945,997	Total Sales Transactions:		14
	Total Included in Analysis:	£22,085,497	Total Included in Analysis:		16
Survey Criteria					
<p>basic criteria: Type of Property - Retail; Sale Date - from 06/06/2019; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Stroud (Cheltenham & Gloucester)</p>					

Sale Comps Map & List Report

Sale Comparables

16

Avg. NI Yield

5.5%

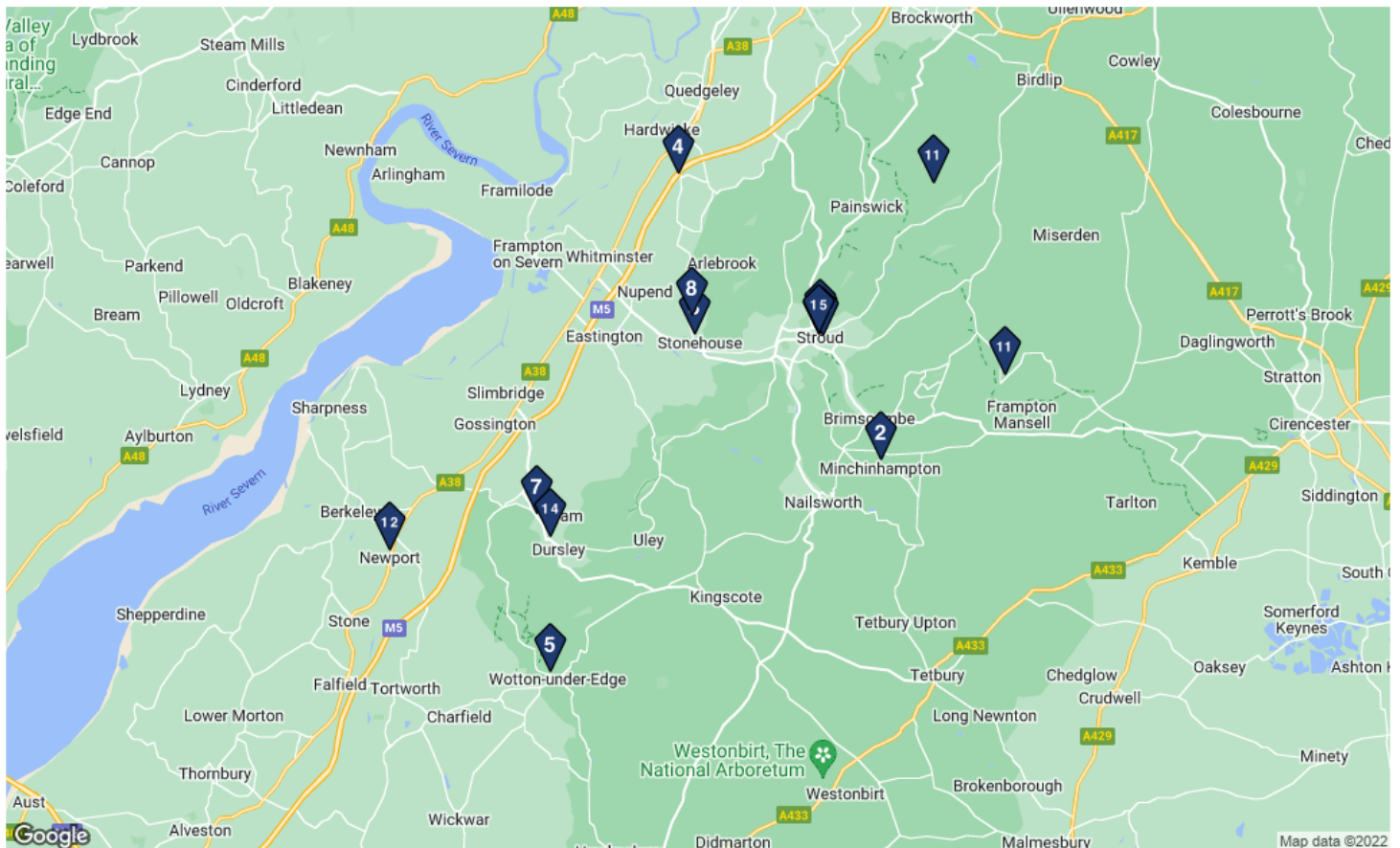
Avg. Price/SF

£243

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS








SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£120,000	£1,698,884	£489,059	£15,135,000
Price Per SF	£87	£243	£159	£947
NI Yield	4.2%	5.5%	5.4%	6.9%
Time Since Sale in Months	2.4	19.4	16.7	35.3
Property Attributes	Low	Average	Median	High
Building SF	633 SF	9,739 SF	1,794 SF	122,000 SF
Floors	1	2	2	4
Typical Floor	377 SF	7,422 SF	1,210 SF	97,704 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1460	1858	1900	1990
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.7	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★

Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
1	63-65 High St Stroud, GL5 1AS	Storefront ★★★★★	1975	4,535 SF	-	24/03/2022	£556,000	£123/SF	6.9%
2	The Crown Inn High St, Minchinham... Stroud, GL6 9BN	Pub ★★★★★	1715	3,335 SF	-	10/02/2022	£3,158,362 Part of Portfolio	£947/SF	-
3	30 Bath Rd Stonehouse, GL10 2JA	Storefront ★★★★★	1900	1,427 SF	-	27/01/2022	Price Not Dis- closed	-	4.2%
4	Dobbies Garden Cen... Bath Rd Stonehouse, GL10 3DP	Garden Cen- tre ★★★★★	1960	122,000 SF	-	04/05/2021	£15,135,000	£124/SF	5.4%
5	13 High St Wotton Under Edge,...	Storefront ★★★★★	1903	754 SF	-	26/03/2021	£120,000	£159/SF	-
6	4 Russell St Stroud, GL5 3AJ	Storefront ★★★★★	1900	633 SF	-	21/03/2021	£240,000	£379/SF	-
7	12-14 Kingshill Rd Dursley, GL11 4EJ	Storefront Retail/Resi- dential ★★★★★	1990	1,746 SF	-	26/02/2021	£230,000	£132/SF	-
8	27 Gloucester Rd Stonehouse, GL10 2NZ	Day Care Centre ★★★★★	1890	3,535 SF	-	04/12/2020	Price Not Dis- closed	-	-
9	10 George St Stroud, GL5 3DX	Storefront ★★★★★	1900	1,731 SF	-	10/07/2020	£525,000	£303/SF	-
10	26 Gloucester St Stroud, GL5 1QG	Storefront Retail/Resi- dential ★★★★★	1800	717 SF	-	02/04/2020	£140,500	£196/SF	-
11	Butchers Arms Inn Butchers Arms Inn Stroud, GL6 7RH	Pub ★★★★★	1670	1,841 SF	-	16/08/2019	£502,076 Part of Portfolio	£273/SF	-
11	Butchers Arms Oakridge Lynch Stroud, GL6 7NZ	Pub ★★★★★	-	5,620 SF	-	16/08/2019	£489,059 Part of Portfolio	£87/SF	-

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield	
 The Stagecoach Inn  A38 Berkeley, GL13 9PY	Restaurant 	1460	2,388 SF	-	29/07/2019	£550,000	£230/SF	-	
 10 John St  Stroud, GL5 2HA	Storefront 	1990	3,089 SF	-	28/06/2019	£300,000	£97/SF	-	
 4 Silver St  Dursley, GL11 4ND	Storefront 	1950	1,247 SF	-	-	£139,500	£112/SF	-	
 4-4A George St  Stroud, GL5 3DX	Storefront Retail/Residential 	1860	1,226 SF	-	-	Price Not Disclosed	-	-	

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 16 High	★★★★★	751	GRND	11/04/2022	New	£32.36/fri	Effective
2 24-25 Gloucester St	★★★★★	103	GRND	15/03/2022	New	£40.68	Effective
3 63-65 High	★★★★★	2,397	GRND,1	01/03/2022	New	£19.14	Effective
4 The Swan Union St	★★★★★	700	GRND	30/11/2021	New	£24.29	Asking
5 10 Fountain St	★★★★★	338	GRND	06/09/2021	New	£32.54/fri	Achieved
6 The Old Bakery New St	★★★★★	585	GRND	16/08/2021	New	£21.32/fri	Effective
7 33 High St	★★★★★	600	GRND	11/07/2021	New	£21.25	Asking
8 6 High	★★★★★	827	GRND	14/06/2021	New	£23.58/fri	Effective
9 26 High St	★★★★★	620	GRND	26/05/2021	New	£15.24	Asking
10 7-8 High St	★★★★★	1,057	GRND	12/04/2021	New	£14.19/fri	Asking
11 Brunel Mall Unit 4 Brunel Mall	★★★★★	393	GRND	14/03/2021	New	£14.63	Asking
12 27 Nelson St	★★★★★	900	GRND	22/01/2021	New	£22.22	Asking
13 11 Fountain St	★★★★★	534	GRND	21/01/2021	New	£21.54	Asking
14 26 High St	★★★★★	528	GRND	22/07/2020	New	£23.86	Asking
15 7-7c Lansdown Rd	★★★★★	375	GRND	03/07/2020	New	£65.87/fri	Achieved
16 12 King St	★★★★★	1,860	GRND	23/01/2020	New	£17.74/fri	Achieved
17 Waitrose London Rd	★★★★★	41,409	1st	09/01/2020	New	£18.44/fri	Effective
18 11 High St	★★★★★	658	GRND	01/10/2019	New	£31.91/fri	Effective
19 Clarendon Court 54-56 London Rd	★★★★★	6,400	GRND	01/10/2019	New	-	-
20 4 Russell St	★★★★★	686	GRND	01/09/2019	New	£24.78/fri	Asking
21 10 John St	★★★★★	1,690	GRND	28/06/2019	New	£6.56	Effective

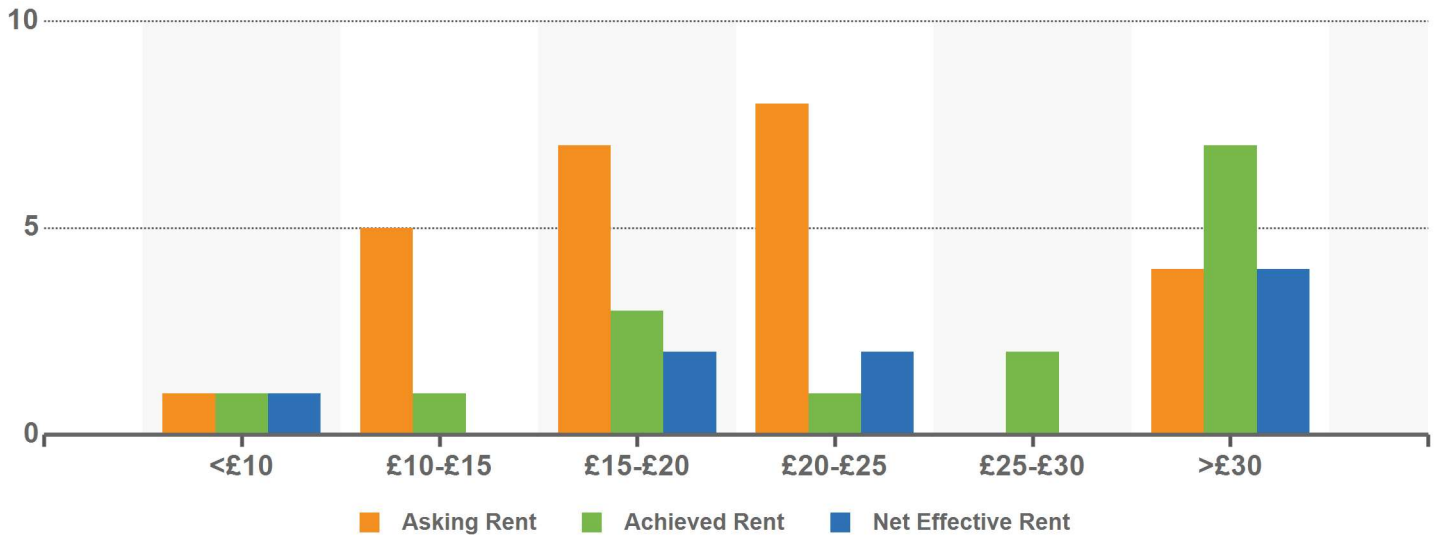
Lease Comps Summary

Lease Comps Report

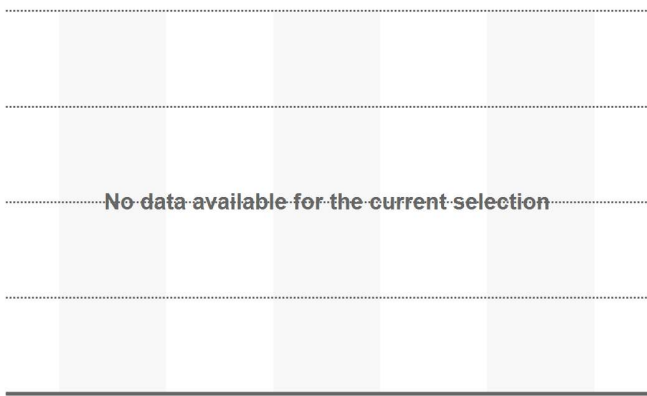
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
22 24 High St	★★★★★	645	GRND	29/04/2019	New	£19.38/fri	Asking
23 6-8 High St	★★★★★	861	GRND	10/04/2019	New	£13.94/iri	Asking
11 Brunel Mall London Rd	★★★★★	625	GRND	22/02/2019	New	£10.00/iri	Asking
24 57 London Rd	★★★★★	1,023	GRND	04/01/2019	New	£17.11/fri	Asking
25 Aldi Bath Rd	★★★★★	17,952	GRND	01/01/2019	New	-	-
26 11 Bridge St	★★★★★	1,150	1st	12/12/2018	New	£12.17	Asking
27 66 High St	★★★★★	796	GRND	14/11/2018	New	£24.50/fri	Asking
28 The Starting Gate Elmgrove Road East	★★★★★	374	GRND	30/09/2018	New	£26.74/fri	Achieved
29 21C Long St	★★★★★	514	GRND	19/09/2018	New	£12.65/iro	Asking
30 7 Bridge St	★★★★★	350	GRND	20/08/2018	New	£20.00/iro	Achieved
30 7 Bridge St	★★★★★	350	GRND	21/06/2018	New	£30.71/fri	Achieved
31 7 Fountain St	★★★★★	262	GRND	21/06/2018	New	£41.03/fri	Effective

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£20.50	£18.99	£18.75	3.8

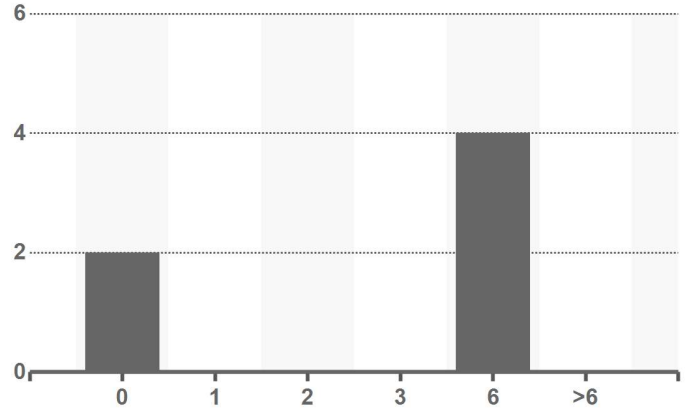
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Appendix 8 – Land Registry Development Land Data

Application No.	Date Planning Application Decision Issued	Development project	Total Dwellings	Purpose for which money intended	Developer Contribution (£)	Total Affordable Dwellings	Date of Receipt	Amount Received	Remaining Balance	Status summary	£/ha	£/unit	Site Area	Price Paid	Date	Title Numbers	Notes
S.13/1387/FUL	05/03/2015	Land at Horsemarling Farm, Stonehouse		Monitoring fee	£2,850		01/03/2017	£2,850	£2,850	Fully applied to monitoring costs as intended in agreement. Obligation can be archived.							
S.13/1387/FUL	05/03/2015	Land at Horsemarling Farm, Stonehouse aka. 'Standish Gate'	7 conversion 10 new build	Off-site public open space facilities for youths and adults in the parish of Standish	£26,086	5	26/02/2018	£26,086	£26,086	Money received 26/2/18 - Parish Council aware and Project Proposal Form is on the way.							
S.15/2804/OUT	21/12/2017	Land North East of Draycott, Cam aka. Millfields		Jubilee Fields Recreation Contribution	£20,000 Plus developer agree to pay index £460					Developer requested invoice, being arranged Dec 18. Cam PC informed.	£11,060		34.81	£385,000	16.12.2008	GR318044	
S.15/2804/OUT	21/12/2017	Land North East of Draycott, Cam aka. Millfields	450	Recreation contribution	£130,000	135											
S.13/1834/FUL	17/03/2015	Land off Woodside Lane King's Stanley		Adult and youth recreation facilities and/or improvements within the "Stonehouse Cluster"	£60,891		12/02/2018	£65,085	£57,430	Contribution received from developer. Fully allocated to recreational footpath improvements and Play Area upgrade.			2.75				built out multiple owners
S.13/1834 S.16/0798/106R	17/03/2015 deed of varying	Land off Woodside Lane King's Stanley	48	On site affordable housing	£0	14				Monitored by Housing Strategy							
S.14/0619/FUL	21/11/2016	Land rear Canonbury Street Berkeley		On-site affordable housing						Monitored by housing strategy	£548,986	#DIV/0!	11.84	£6,500,000	22.12.2017	GR421155	
S.14/0619/FUL	21/11/2016	Land rear Canonbury Street Berkeley. 188 dwellings, access, landscaping and infrastructure. ALLOWED AT APPEAL		Off-site recreation to upgrade facilities at Canon Park adjacent to the site (£140k).	£140,000					Allowed at appeal. Development trigger not met yet. Communications with the Town Council taking place to progress project proposals.							
S.14/0619/FUL	21/11/2016	Land rear Canonbury Street Berkeley. 188 dwellings, access, landscaping and infrastructure. ALLOWED AT APPEAL	188	Open Space subject to management scheme		56				Allowed at appeal. Development trigger not met yet.							
S.13/1289/OUT	21/07/2014	Land south of Leonard Stanley Primary School, aka Mankley Field (developers Gladman)	150	Off-site recreation contribution in the vicinity of the development	£235,572. To be calculated - £1196 per 1,2 or 3 bed, £1800 per 4 bed.	45	13/12/2017	£257,669	£216,555	First half of payment £126,714.18 received on account. Parish Council working very hard on projects: £84,320 committed so far	£820,195	£45,658	8.35	£6,848,630	28.7.2016	GR369055	
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Community Hall Commuted Sum payable to the Parish Council (or Mgt Co) for maintenance and operational costs	£30,000					Development started August 17, need to monitor development progress for triggers. The local centre is likely to be built in 2020/21.							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Community Hall						No financial contributions - general monitoring required							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Canal contribution - towards the costs of maintaining Stroudwater canal towpath and/or providing associated amenities - note there are 2 legal agreements (£160k and £62,480)	£222,480					Development started August 17, need to monitor development progress for triggers.							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Refuse and Recycling Contributions	£67,500					Development started - August 17, need to monitor development progress for triggers.							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Employment Provision / Marketing Plan						Marketing Plan needs submitting every 6 months. First received and second one received Nov 18, copy on file.							

Land west of Stonehouse, Nastend Lane, Stonehouse		Healthcare Facilities Site to be reserved for a period of 10 years from date of agreement						No financial contributions - general monitoring required							
Land west of Stonehouse, Nastend Lane, Stonehouse	1350	On site play and recreation facilities including Changing Rooms to be specified in reserved matters applications		405				No financial contributions - general monitoring required	£399,810	£28,810	97.28	£38,893.500	5.7.2018/21.12.2017/5.4.2018/5.4.2018/12.1.2016	GR427220/4214731/4 24258/424108133943	Redrow
Mayos Land off A38 Bristol Rd Hardwicke aka 'Hardwicke Grange'		Provision and/or enhancement of youth and adult recreational facilities within the parish of Hardwicke	£75,196.46 (55 dwellings plus indexation)		08/02/2018	£75,196.46	£75,196.46	Payment received Feb 18. Parish Council actively working on public consultation on Projects ideas. Current options.							possibly gloucester council? Built out
Mayos Land off A38 Bristol Rd Hardwicke. aka 'Hardwicke Grange.'	55	Monitoring Fee	5,500	16	08/02/2018	£5,500.00	£5,500.00	Fully applied to monitoring costs as intended in agreement. Obligation can be archived.							
Sellars Farm, Hardwicke	200	LARGE DEVT OF 200 DWELLINGS		60				Monitored by SDC Affordable Housing.							doesn't appear to exist

Appendix 9 – CoStar Industrial Land

The pages in this appendix are not numbered.



1 Seven Springs

SOLD

Cheltenham Gloucestershire, GL53 9NG

Gloucestershire

True Seller **Gloucestershire County Council**
Westgate St
Gloucester, GLS GL1 2TG
01452 425000 (p)



Sale Date **1 May 2022**
Sale Price **Not Disclosed**

Type **Land**
Land Acres **1.61 AC**
Land SF **70,132 SF**
Sale Condition **Development Sale**

Parcels **GR370240**
Comp ID **6031674**
Comp Status **Research Complete**

2 Great Western Rd - Former Network Rail site

SOLD

Gloucester Gloucestershire, GL1 3PZ

Gloucestershire

True Buyer **Eutopia Homes Ltd**
Port Causeway
Wirral, MSY CH62 4TP

Recorded Seller **Network Rail Infrastructure Limited**
1 Eversholt Street, London NW1
2DN
0800 916 8895 (p)

True Seller **Network Rail**
1 Eversholt St
London, LND NW1 2FL
0345 711 4141 (p)



Sale Date **13 Dec 2021**
Sale Price **Not Disclosed**

Type **2 Star Land**
Land Acres **8.00 AC**
Land SF **348,480 SF**

Parcels **GR422489**
Comp ID **5795328**
Comp Status **Research Complete**

3 Metz Way - Access Park

SOLD

Gloucester Gloucestershire, GL4 3SN

Gloucestershire

True Buyer **Canmoor Asset Management Ltd**
34 Dover St
London, LND W1S 4NG
020 7495 4115 (p)

True Seller **Paloma Capital LLP**
3rd Floor Liberation House,
Castle St
Jersey, CID JE1 2LH
020 3595 4949 (p)

True Buyer **Goldman Sachs & Co. LLC**
200 West St
New York, NY 10282
00 1 212-357-4144 (p)



Sale Date **17 Oct 2021**
Sale Price **£10,500,000**

Type **2 Star Land**
Land Acres **3.40 AC**
Land SF **147,999 SF**

Parcels **GR46844**
Comp ID **5846072**
Comp Status **Research Complete**

4 8120 Hurricane Rd

SOLD

Gloucester Gloucestershire, GL3 4AQ

Gloucestershire

True Buyer **Brookfield Asset Management, Inc.**
181 Bay St
Toronto, ON M5J 2T3
00 1 416-363-9491 (p)

True Seller **TPG Real Estate**
888 7th Ave
New York, NY 10106
00 1 212-601-4700 (p)



Sale Date **21 Jun 2021**
Sale Price **Not Disclosed**
NI Yield **4.47%**

Type **2 Star Land**
Land Acres **1.70 AC**
Land SF **74,052 SF**
Sale Condition **Portfolio Sale**

Parcels **GR341072, GR430557**
Comp ID **5547598**
Comp Status **Research Complete**

5 Delta Way

SOLD

Gloucester Gloucestershire, GL3 4AA

Gloucestershire

True Buyer **Brookfield Asset Management, Inc.**
181 Bay St
Toronto, ON M5J 2T3
00 1 416-363-9491 (p)

True Seller **TPG Real Estate**
888 7th Ave
New York, NY 10106
00 1 212-601-4700 (p)



Sale Date **21 Jun 2021**
Sale Price **Not Disclosed**
NI Yield **4.47%**

Type **2 Star Land**
Land Acres **9.00 AC**
Land SF **392,040 SF**
Sale Condition **Portfolio Sale**

Parcels **GR235466**
Comp ID **5547598**
Comp Status **Research Complete**

6 6200 Hurricane Rd - Plot 6200

SOLD

Gloucester Gloucestershire, GL3 4AQ

Gloucestershire

True Buyer **Brookfield Asset Management, Inc.**
181 Bay St
Toronto, ON M5J 2T3
00 1 416-363-9491 (p)

True Seller **TPG Real Estate**
888 7th Ave
New York, NY 10106
00 1 212-601-4700 (p)



Sale Date **21 Jun 2021**
Sale Price **Not Disclosed**
NI Yield **4.47%**

Type **3 Star Land**
Land Acres **8.60 AC**
Land SF **374,616 SF**
Sale Condition **Portfolio Sale**

Parcels **GR342386**
Comp ID **5547598**
Comp Status **Research Complete**

7 Park Way - Severells Field

SOLD

Cirencester, GL7 6HL

Multiple



Recorded Buyer **Severells Fields Developers Ltd**
West Yatton Ln
Chippenham, WIL SN14 7EY

Sale Date **14 Apr 2021**
Sale Price **£3,250,000**

Type **Land**
Land Acres **8.00 AC**
Land SF **348,480 SF**
Sale Condition **Development Sale**

Parcels **GR454791**
Comp ID **5689672**
Comp Status **Research Complete - Correction**

8 Hucclecote Rd - Whittle Square

SOLD

Gloucester Gloucestershire, GL3 4AA

Gloucestershire



True Buyer **Edenstone Homes Limited**
102-1 Newport Rd
Caldicot, NP26 3DG
01291 674800 (p)

Recorded Seller **Ccif (Gloucester) Limited**
Sir Frank Whittle Rd
Derby, DE21 4XA

Sale Date **6 Apr 2021**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **0.79 AC**
Land SF **34,412 SF**
Sale Condition **Development Sale**

Parcels **GR289821, GR453660**
Comp ID **5920966**
Comp Status **Research Complete**

9 Hucclecote Rd - Whittle Square

SOLD

Gloucester Gloucestershire, GL3 4AA

Gloucestershire



True Buyer **Edenstone Homes Limited**
102-1 Newport Rd
Caldicot, NP26 3DG
01291 674800 (p)

Recorded Seller **Ccif (Gloucester) Limited**
Sir Frank Whittle Rd
Derby, DE21 4XA

Sale Date **6 Apr 2021**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **7.81 AC**
Land SF **340,204 SF**
Sale Condition **Development Sale**

Parcels **GR289821, GR453660**
Comp ID **5920966**
Comp Status **Research Complete**

10 Lydney Park Boulevard - Lydney Park Boulevard

SOLD

Lydney Gloucestershire, GL15 5PX

Gloucestershire



Sale Date **25 Mar 2021**
Sale Price **£885,000**

Type **Land**
Land Acres **4.43 AC**
Land SF **192,971 SF**
Zoning **c**
Sale Condition **Auction Sale**

Parcels **GR358799**
Comp ID **5496839**
Comp Status **Research Complete - Correction**

11 Bamfurlong Ln - 55± Acre Site

SOLD

Cheltenham Gloucestershire, GL51 0XQ

Gloucestershire



True Buyer **Lands Improvement Holdings**
140 London Wall
London, LND EC2Y 5DN
020 7233 6777 (p)

Sale Date **19 Mar 2021**
Sale Price **Not Disclosed**

Type **Land**
Land Acres **55.00 AC**
Land SF **2,395,800 SF**

Parcels **GR331211**
Comp ID **5441391**
Comp Status **Research Complete**

12 Bamfurlong Ln - 34± Acre Parcel

SOLD

Cheltenham Gloucestershire, GL51 0XQ

Gloucestershire



True Buyer **Lands Improvement Holdings**
140 London Wall
London, LND EC2Y 5DN
020 7233 6777 (p)

Sale Date **19 Mar 2021**
Sale Price **Not Disclosed**

Type **Land**
Land Acres **34.00 AC**
Land SF **1,481,040 SF**

Parcels **GR416759, GR453096**
Comp ID **5467955**
Comp Status **Research Complete**

13 Bristol Rd - Short-Term Operating Reserve Gas Facility

SOLD

Gloucester Gloucestershire, GL2 5YA

Gloucestershire

Recorded Buyer **Harworth Group plc**
 Poplar Way
 Rotherham, SYK S60 5TR
 0114 349 3131 (p)

Recorded Seller **Dainton Group Services**
 Estover Rd
 Plymouth, DEV PL6 7PS
 01626 835547 (p)

True Buyer **Harworth Group plc**
 Poplar Way
 Rotherham, SYK S60 5TR
 0114 349 3131 (p)

True Seller **Dainton Group Services**
 Estover Rd
 Plymouth, DEV PL6 7PS
 01626 835547 (p)



Sale Date **31 Dec 2020**

Type **4 Star Land**

Sale Price **£1,200,000**

Land Acres **1.28 AC**

Land SF **55,757 SF**

Comp ID **5386950**

Comp Status **Research Complete**

14 Staverton Brg - 3 acre Site

SOLD

Gloucester Gloucestershire, GL2 9QU

Gloucestershire

True Buyer **Clarkson Evans**
 Cheltenham Rd E
 Gloucester, GLS GL2 9QL
 01452 530336 (p)



Sale Date **29 Oct 2020**

Type **Land**

Sale Price **£1,630,000**

Land Acres **3.14 AC**

Land SF **136,966 SF**

Parcels **GR450542**

Comp ID **5276978**

Comp Status **Research Complete**

15 Former Sunhill Mushroom Composting Facility

SOLD

Cirencester Gloucestershire, GL7 5SZ

Gloucestershire

Recorded Buyer **Hercules Real Estate Limited**
 Lakeside Business Park
 Cirencester, GL7 5XL

True Buyer **Hercules Site Services Ltd**
 Rivermead Dr
 Swindon, WIL SN5 7EX
 01793 336851 (p)



Sale Date **11 Sept 2020**

Type **2 Star Land**

Sale Price **Not Disclosed**

Land Acres **16.00 AC**

Land SF **696,960 SF**

Comp ID **5328133**

Comp Status **Research Complete**

Sale Condition **Development Sale**

16 Hempsted Ln - Land at Gloucester Pumping Station

SOLD

Gloucester Gloucestershire, GL2 5JN

Gloucestershire

Recorded Buyer **Lioncourt Homes (Development No.1 Li...**
3 Wainwright Road
Worcester, WOR WR4 9FN
01905 755167 (p)

True Seller **Willsgrove Development Ltd**
4 Belmont
Shrewsbury, SHR SY1 1TE
01743 272202 (p)



True Buyer **Lioncourt Homes Ltd**
Wainwright Rd
Worcester, WOR WR4 9FN
01905 755167 (p)

Sale Date **30 Jun 2020**
Sale Price **£1,600,000**

Type **Land**
Land Acres **16.67 AC**
Land SF **726,150 SF**
Sale Condition **Development Sale**

Parcels **GR279129**
Comp ID **5231119**
Comp Status **Research Complete**

17 Quadrant Way - The Quadrant Centre Development Land

SOLD

Gloucester Gloucestershire, GL2 2RN

Gloucestershire

True Buyer **Blackstone Inc.**
345 Park Ave
New York, NY 10154
00 1 212-583-5000 (p)

True Seller **Mileway Real Estate**
1 Bartholomew Ln
London, LND EC2N 2AX
020 7408 7000 (p)



Sale Date **1 Feb 2020**
Sale Price **Not Disclosed**

Type **2 Star Land**
Land Acres **20.00 AC**
Land SF **871,200 SF**
Sale Condition **Portfolio Sale, Entity Buy/Membership Interests**

Comp ID **5110641**
Comp Status **Research Complete**

18 Lower Ln - Land at Crow Ash Farm

SOLD

Coleford Gloucestershire, GL16 7RB

Gloucestershire

Recorded Buyer **BDW East Scotland Ltd**
Old Aberdeen Rd
Aberdeen, ABE AB23 8SH
01358 741300 (p)

True Buyer **Barratt Developments Plc**
Cartwright Way
Coalville, LEC LE67 1UF
0330 057 6000 (p)



Sale Date **12 Sept 2019**
Sale Price **£3,400,000**

Type **2 Star Land**
Land Acres **26.07 AC**
Land SF **1,135,541 SF**

Parcels **GR324052**
Comp ID **5114140**
Comp Status **Research Complete**

19 Fiddler's Green Ln - Harturstfield Bungalow - Cyber Central

SOLD

Cheltenham Gloucestershire, GL51 0XQ

Gloucestershire

True Buyer **Cheltenham Borough Council**
53-77 Promenade
Cheltenham, GLS GL50 1PP
01242 262626 (p)

True Seller **Hopelands Cattery**
Hesters Way Ln
Cheltenham, GLS GL51 0LR
01242 524850 (p)



Sale Date **30 Aug 2019**
Sale Price **£37,500,000**

Type **2 Star Land**
Land Acres **89.00 AC**
Land SF **3,876,840 SF**

Parcels **GR241866, GR369118**
Comp ID **4871198**
Comp Status **Research Complete**

20 49-53 St Catherine St

FOR SALE

Gloucester Gloucestershire, GL1 2BX

Gloucestershire

Listing Agent **Kurt Wyman Surveyors**
The Steadings Business Centre
1 Newcourt
01452 380064 (p)

Kurt Wyman
01452 380064 (p)



Price **£400,000**
On Market **1,964 Days**
Status **Under Offer**

Sale Type **Owner User**
Type **2 Star Land**
Land Acres **0.17 AC**
Land SF **7,431 SF**

21 Land At Cyber Central UK

FOR SALE

Cheltenham Gloucestershire, GL51 0XX

Gloucestershire

Listing Agent **Bruton Knowles**
Olympus House
Olympus Park
01452 880000 (p)

William Matthews
01452 880152 (p)



Price **Not Disclosed**
On Market **179 Days**
Status **Under Offer**

Sale Type **Investment**
Type **Land**
Land Acres **7.91 AC**
Land SF **344,560 SF**

Tewkesbury Gloucestershire, GL20 8LH

Listing Agent **Bruton Knowles**
Olympus House
Olympus Park
01452 880000 (p)

Gloucestershire

William Matthews
01452 880152 (p)



Price **Not Disclosed**
On Market **583 Days**
Status **Under Offer**

Sale Type **Investment**
Type **3 Star Land**
Land Acres **13.05 AC**
Land SF **568,458 SF**

Appendix 10 – BCIS Data

Rebased to Gloucestershire (104; sample 92)

[£/m2 study](#)

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

Last updated: 16-Jul-2022 05:38

Maximum age of results:

Building function (Maximum age of projects)	£/m ² gross internal floor area			Median	Upper quartiles	Highest
	Mean	Lowest	Lower quartiles			
New build						
282. Factories						
Generally (20)	1245	286	692	1023	1482	4671
Up to 500m2 GFA (20)	1576	1009	1134	1335	1977	2725
500 to 2000m2 GFA (20)	1323	286	731	1184	1456	4671
Over 2000m2 GFA (20)	1060	509	629	850	1159	2707
284. Warehouses/stores						
Generally (15)	1082	427	654	865	1251	4970
Up to 500m2 GFA (15)	1983	717	1095	1394	2353	4970
500 to 2000m2 GFA (15)	994	502	725	891	1136	1748
Over 2000m2 GFA (15)	810	427	599	662	932	1707
284.1 Advance warehouses/stores (15)	873	437	658	887	1095	1436
320. Offices						
Generally (15)	2269	1123	1619	2144	2663	5504
Air-conditioned						
Generally (15)	2324	1332	1946	2256	2655	3908
1-2 storey (15)	2266	1332	1905	2121	2357	3908
3-5 storey (15)	2242	1524	1787	2149	2655	3038
6 storey or above (20)	2816	1943	2309	2494	2851	5031
341.1 Retail warehouses						
Generally (25)	1050	526	801	941	1105	3108
Up to 1000m2 (25)	1214	836	923	1004	1123	3108
1000 to 7000m2 GFA (25)	1037	526	784	941	1150	2225
344. Hypermarkets, supermarkets						
Generally (30)	1803	760	1207	1593	2455	3165
1000 to 7000m2 GFA (30)	1794	760	1151	1593	2455	3165
345. Shops						
Generally (30)	1802	675	973	1458	2326	4741
1-2 storey (30)	1818	675	972	1415	2349	4741
447. Care homes for the elderly						
Generally (15)	2100	1280	1563	1979	2412	4272
500 to 2000m2 GFA (15)	2474	1351	1378	2070	3437	4272
Over 2000m2 GFA (15)	2004	1280	1722	1973	2303	2986
810.1 Estate housing						
Generally (15)	1487	724	1269	1429	1624	5129
Single storey (15)	1681	1000	1432	1625	1868	5129
2-storey (15)	1434	724	1245	1392	1566	3136
3-storey (15)	1543	932	1246	1469	1724	3043
4-storey or above (15)	3136	1530	2503	2795	4203	4651
810.11 Estate housing detached (15)	1911	1105	1492	1654	1916	5129

810.12 Estate housing semi detached						
Generally (15)	1484	876	1273	1457	1623	2729
Single storey (15)	1649	1075	1421	1616	1814	2729
2-storey (15)	1441	876	1270	1411	1573	2573
3-storey (15)	1443	1096	1160	1417	1633	2127
810.13 Estate housing terraced						
Generally (15)	1534	931	1246	1434	1685	4651
Single storey (15)	1775	1126	1484	1804	2042	2478
2-storey (15)	1469	931	1234	1399	1608	3136
3-storey (15)	1582	932	1260	1452	1779	3043
816. Flats (apartments)						
Generally (15)	1751	863	1455	1655	1981	6045
1-2 storey (15)	1657	1025	1398	1573	1859	3057
3-5 storey (15)	1725	863	1453	1646	1950	3645
6 storey or above (15)	2082	1265	1689	1953	2238	6045
818. Housing with shops, offices, workshops or the like (15)	2173	872	1734	1979	2469	5393
843. Supported housing						
Generally (15)	1879	968	1570	1733	2064	3825
Single storey (15)	2191	1358	1724	2017	2356	3825
2-storey (15)	1868	987	1547	1698	2064	3326
3-storey (15)	1723	968	1559	1656	1902	2615
4-storey or above (15)	1962	1177	1559	1828	2000	3680
852. Hotels (15)	2478	1368	1993	2377	3068	3556
853. Motels (20)	1806	1525	-	1940	-	1952
856.2 Students' residences, halls of residence, etc (15)	2240	1268	1990	2260	2480	3656

Appendix 11 – Arup IDP Notes

Costs for Viability Assessment

This technical note explains the approach taken to derive overall infrastructure costs for each of the proposed Strategic Site Allocations within the Stroud Local Plan Review and per unit infrastructure costs to be fed into the viability assessment.

Infrastructure Costs A – Policy-on, total infrastructure costs

The Infrastructure Delivery Plan (IDP) seeks to identify all of the infrastructure required to deliver the sustainable growth set out within the Stroud Local Plan Review. It relies upon consultation with infrastructure providers, for the identification of projects by those providers, and where a specific project cannot be identified, relies upon the use of benchmarks to determine infrastructure needs and costs.

This approach identifies almost all of the infrastructure likely to be needed to deliver plan growth, and often identifies projects that may not be essential for the delivery of the Local Plan review. This often results in significant costs being identified against each infrastructure type and, in the case of the Stroud Local Plan Review, identifies a cost of almost £250m.

These total, ‘Policy-on’ costs are presented in spreadsheet A.

Infrastructure Costs B – Likely s106 infrastructure costs

In reality, many of these infrastructure costs will not be secured through planning obligations. Often infrastructure costs associated with managing flood risk or drainage and on-site delivery of open space are included as on-site development costs and therefore including them within the viability appraisal would be double counting.

There are also a number of infrastructure costs against topics where historically contributions have not been secured via s106 agreement within Stroud. These include the costs provided by Gloucestershire Constabulary for new police staff and equipment, and costs for new or improved primary and secondary healthcare facilities. Both consultees have confirmed that no financial contributions have been secured via s106 agreement in Stroud to date.

As a result, these costs have been removed from spreadsheet B. The remaining infrastructure types and justification for their inclusion are set out in Table 1 below.

Table 1 – Reasons for inclusion in viability assessment

Infrastructure Type	Reason for inclusion in viability assessment
Transport and highways	<p>Historically, delivery of transport and highways infrastructure has relied upon:</p> <ul style="list-style-type: none"> • Developer delivery through s38 and s278 agreements with the Highway Authority. • Securing improvements via s106 agreements through the planning process. <p>These are additional to typical on-site developer costs which vary on a site-by-site basis dependent on transport impacts. It is therefore necessary to consider them as an additional infrastructure cost to developers within the viability assessment.</p>

Infrastructure Type	Reason for inclusion in viability assessment
Education	Delivery of new pre-school, primary and secondary school infrastructure has largely been reliant on securing contributions via s106 agreement. These are additional costs for developers and given the sums of money required to deliver new educational infrastructure, the County Council's preference is for s106 agreements to continue to be used to secure mitigation.
Community facilities	Developer contributions have been successfully secured through s106 agreements towards new community facilities on a number of sites allocated within the Stroud Local Plan (adopted 2015). There is a standard payment of £196 per dwelling applied by Gloucestershire County Council to secure improvements to existing libraries.

Costs for each of the infrastructure types above have been included in spreadsheet B. Costs have been included for contributions towards mitigating the impact of development on sensitive environmental designated either nationally or at a European level. It is understood that this is likely to be funded via Community Infrastructure Levy, and therefore it may not be appropriate to include these costs within the viability assessment. It is recommended that advice on whether this should be included is given by Stroud District Council as they are leading this work.

Table A

Ref	Distribution of Growth				Community Facilities		Education	Healthcare	Special Sites Contribution	Emergency Services	Transport Costs	TOTAL
	Site Allocation	Ward/Cluster	Housing Delivery to 2040	Population	Cost (£)	Cost (£)						
PS24	Cam North West (West of Daycott)	Cam & Dursley	900	2115	£9,567,659	£1,419,694	£3,401,863	£538,363	£4,500,000	£200,111,973	£22,236	
PS25	Cam North East Extension (East of River Cam)	Cam & Dursley	180	423	£1,566,878	£1,873,532	£680,373	£119,416	£900,000	£3,992,988	£22,183	
PS28	Dursley	Cam & Dursley	10	24	£6,036	£14,599	£37,798	£162,519		£16,252		
PS19a	Stonehouse North West	Stonehouse Cluster	700	1645	£4,222,552	£7,285,957	£2,645,894	£418,729	£10,000,000	£21,795,088	£31,136	
PS16 & PS42	Leonard Stanley	Stonehouse Cluster	40	94	£34,862	£41,634	£58,398	£151,194		£660,794	£16,520	
PS17	Stonehouse	Stonehouse Cluster	10	24	£6,036	£14,599	£37,798			£162,519	£16,252	
PS01 & PS02	Barncombe & Thrupp	Stroud Valleys	190	447	£11,469,311	£19,771,617	£718,171		£250,000	£3,337,869	£17,568	
PS05	Minchinhampton	Stroud Valleys	80	188	£69,724	£832,681	£302,388			£1,321,587	£16,520	
PS10, PS11, PS12	Nailsworth	Stroud Valleys	90	212	£78,439	£936,766	£340,186			£1,486,786	£16,520	
PS36	Sharpness Docks	Stroud Valleys	165	388	£143,805	£1,171,404	£240,890		£200,000	£2,925,774	£17,732	
PS34	Sharpness (Garden Village)	The Berkeley Cluster	300	705	£261,464	£3,122,553	£437,981	£179,455	£1,700,000	£6,835,408	£22,785	
PS36	Sharpness (Garden Village)	The Berkeley Cluster	2400	5640	£2,091,711	£24,980,424	£3,785,850	£1,435,641	£5,700,000	£47,065,261	£19,611	
PS37	Wise (Garden Village)	The Berkeley Cluster	1500	3525	£1,307,519	£15,612,765	£2,366,156	£897,276	£4,700,000	£30,553,289	£20,369	
PS33	Berkeley	The Berkeley Cluster	170	400	£148,163	£1,769,447	£248,189	£642,574	£100,000	£2,908,373	£17,108	
PS35	Newtown & Sharpness	The Berkeley Cluster	70	165	£61,008	£728,596	£102,196	£264,589		£1,156,389	£16,520	
PS41	Painswick	The Cotswold Cluster	20	47	£17,431	£208,170	£29,099	£75,597		£30,397	£18,977	
GI	South of Handwicke	The Gloucester Fringe	1350	3173	£814,922	£14,051,489	£1,970,916	£5,102,795	£3,100,000	£25,618,347	£19,863	
PS30	Huntis Grove Extension	The Gloucester Fringe	750	1763	£653,660	£7,806,383	£1,183,078	£2,834,886	£2,000,000	£14,897,285	£19,863	
HA/R017	Hardwicke	The Gloucester Fringe	10	24	£8,715	£104,085	£37,798			£165,198	£16,520	
G2	Land at Whaddon	The Gloucester Fringe	3000	7050	£2,614,639	£31,225,530	£4,732,313	£1,339,544	£5,300,000	£56,947,860	£18,983	
PS44	Frampton-on-Severn	The Severn Vale	30	71	£18,109	£312,255	£43,798	£113,395		£487,558	£16,252	
PS45 & PS46	Whitminster	The Severn Vale	50	118	£30,182	£520,426	£72,997	£188,992		£812,597	£16,252	
PS38	Kingswood	The Wotton Cluster	50	118	£43,577	£520,426	£72,997	£188,992		£825,992	£16,520	
TOTAL			12065	28353	£9,888,320	£104,572,427	£18,618,771	£6,322,221	£38,450,000	£244,185,221	£20,262	



Table B

Ref	Distribution of Growth				Population	Community Facilities	Education	Special Sites Contribution	Transport Costs	TOTAL	Cost per dwelling
	Site Allocation	Ward Cluster	Housing Delivery to 2040	Population							
PS24	Cam North West (West of Draycott)	Cam & Dursley	900	2115	£784,392	£9,367,659	£346,500	£4,500,000	£14,998,551	£16,665	
PS25	Cam North East Extension (East of River Cam)	Cam & Dursley	180	423	£156,878	£1,873,532	£69,300	£900,000	£2,999,710	£16,665	
PS28	Dursley	Cam & Dursley	10	24	£6,036	£104,085	£0	£0	£110,122	£11,012	
PS19a	Stonehouse North West	Stonehouse Cluster	700	1645	£422,552	£7,285,957	£400,400	£10,000,000	£18,108,909	£25,870	
PS16 & PS42	Leonard Stanley	Stonehouse Cluster	40	94	£34,862	£416,340	£22,880	£0	£474,082	£11,852	
PS17	Stonehouse	Stonehouse Cluster	10	24	£6,036	£104,085	£1,870	£0	£111,992	£11,199	
PS01 & PS02	Brimscombe & Thripp	Stroud Valleys	190	447	£114,693	£1,977,617	£215,840	£250,000	£2,558,150	£13,464	
PS05	Minchinhampton	Stroud Valleys	80	188	£69,724	£832,681	£90,880	£0	£993,285	£12,416	
PS06 & PS07	Nailsworth	Stroud Valleys	90	212	£78,439	£936,766	£102,240	£0	£1,117,445	£12,416	
PS10, PS11, PS12	Stroud	Stroud Valleys	165	388	£143,805	£1,717,404	£187,440	£200,000	£2,248,649	£13,628	
PS34	Sharpness Docks	The Berkeley Cluster	300	705	£261,464	£3,122,553	£115,500	£1,700,000	£5,199,517	£17,532	
PS36	Sharpness (Garden Village)	The Berkeley Cluster	2400	5640	£2,091,711	£24,980,424	£924,000	£5,700,000	£33,696,135	£14,040	
PS37	Wisloe (Garden Village)	The Berkeley Cluster	1500	3525	£1,307,319	£15,612,765	£577,500	£4,700,000	£22,197,584	£14,798	
PS33	Berkeley	The Berkeley Cluster	170	400	£148,163	£1,769,447	£65,450	£100,000	£2,083,060	£12,253	
PS35	Newtown & Sharpness	The Berkeley Cluster	70	165	£61,008	£728,596	£26,950	£0	£816,554	£11,665	
PS41	Painswick	The Cotswold Cluster	20	47	£17,431	£208,170	£3,740	£0	£229,341	£11,467	
GI	South of Hardwicke	The Gloucester Fringe	1350	3173	£814,922	£14,051,489	£772,200	£3,100,000	£18,738,611	£13,880	
PS30	Hunts Grove Extension	The Gloucester Fringe	750	1763	£653,660	£7,806,383	£429,000	£2,000,000	£10,889,042	£14,519	
HA R017	Hardwicke	The Gloucester Fringe	10	24	£8,715	£104,085	£5,720	£0	£118,521	£11,852	
CS	Land at Whaddon	The Gloucester Fringe	3000	7050	£2,614,639	£31,225,530	£561,000	£5,300,000	£39,701,169	£13,234	
PS44	Frampton-on-Severn	The Severn Vale	30	71	£18,109	£312,255	£11,550	£0	£341,915	£11,397	
PS45 & PS46	Whitminster	The Severn Vale	50	118	£30,182	£520,426	£9,350	£0	£599,958	£11,199	
PS38	Kingswood	The Wotton Cluster	50	118	£43,577	£520,426	£188,992	£0	£752,995	£15,060	
TOTAL										£179,045,295	£14,840

