

For feasibility purposes only

Appendices to Scoping Opinion on Viability

**SEM 10: Land to the west of Turnpike Close (the
Auction Field)**

by
Bailey Venning Associates Limited on behalf of
Semington Parish Council

March 2024

Appendix 1

Comparable sales data for new builds and resales

by
Bailey Venning Associates Limited on behalf of
Semington Parish Council

March 2024

New build comparables, Semington +4km

No	Address	Postcode	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroc	Floor area	Price per m	Market pric	Tenure
1	27, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	25/11/2022	349,000	337,238	TRUE	Residential	House	Semi_Detached				117.00	2,982.91	2,882.38	Freehold
2	40, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	11/11/2022	280,000	263,650	TRUE	Residential	House	Terraced				79.00	3,544.30	3,337.34	Freehold
3	64, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	04/11/2022	330,000	314,135	TRUE	Residential	House	Detached				85.00	3,882.35	3,695.71	Freehold
4	25, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	28/10/2022	345,000	330,164	TRUE	Residential	House	Semi_Detached				117.00	2,948.72	2,821.91	Freehold
5	42, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	28/10/2022	218,153	203,123	TRUE	Residential	House	Terraced				63.00	3,462.75	3,224.17	Freehold
6	21, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	30/09/2022	440,000	418,846	TRUE	Residential	House	Detached				144.00	3,055.56	2,908.65	Freehold
7	38, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	30/09/2022	320,000	304,615	TRUE	Residential	House	Detached				85.00	3,764.71	3,583.71	Freehold
8	36, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	30/09/2022	380,000	361,731	TRUE	Residential	House	Detached				107.00	3,551.40	3,380.66	Freehold
9	34, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	09/09/2022	400,000	380,769	TRUE	Residential	House	Detached				127.00	3,149.61	2,998.18	Freehold
10	32, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	02/09/2022	450,000	428,365	TRUE	Residential	House	Detached				142.00	3,169.01	3,016.65	Freehold
11	30, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	02/09/2022	370,000	352,212	TRUE	Residential	House	Detached				107.00	3,457.94	3,291.70	Freehold
12	26, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	19/08/2022	325,000	317,963	TRUE	Residential	House	Semi_Detached				117.00	2,777.78	2,717.63	Freehold
13	22, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	05/08/2022	325,000	317,963	TRUE	Residential	House	Semi_Detached				117.00	2,777.78	2,717.63	Freehold
14	20, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	28/07/2022	325,000	323,266	TRUE	Residential	House	Semi_Detached				117.00	2,777.78	2,762.96	Freehold
15	16, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	15/07/2022	355,000	348,430	TRUE	Residential	House	Detached				107.00	3,317.76	3,256.36	Freehold
16	2, Cedar Tree Close, Hilperston, Trowbridge, Wiltshire	BA14 7XJ	15/07/2022	640,000	628,156	TRUE	Residential	House	Detached				177.00	3,615.82	3,548.90	Freehold
17	18, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	01/07/2022	358,000	351,375	TRUE	Residential	House	Detached				107.00	3,345.79	3,283.88	Freehold
18	14, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	30/06/2022	385,000	382,169	TRUE	Residential	House	Detached				114.00	3,377.19	3,352.36	Freehold
19	10, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	22/06/2022	300,000	302,639	TRUE	Residential	House	Semi_Detached				103.00	2,912.62	2,938.24	Freehold
20	6, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	15/06/2022	306,000	308,691	TRUE	Residential	House	Semi_Detached				103.00	2,970.87	2,997.00	Freehold
21	4, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	15/06/2022	295,000	297,595	TRUE	Residential	House	Semi_Detached				103.00	2,864.08	2,889.27	Freehold
22	12, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	08/06/2022	298,000	300,621	TRUE	Residential	House	Semi_Detached				103.00	2,893.20	2,918.65	Freehold
23	2, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	06/06/2022	349,000	346,434	TRUE	Residential	House	Detached				144.00	2,423.61	2,405.79	Freehold
24	8, Maitland Place, Bowerhill, Melksham, Wiltshire	SN12 6XG	27/05/2022	305,000	302,960	TRUE	Residential	House	Detached				85.00	3,588.24	3,564.24	Freehold
25	38, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	13/05/2022	230,000	227,594	TRUE	Residential	House	Terraced				63.00	3,650.79	3,612.60	Freehold
26	36, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	13/05/2022	235,000	232,542	TRUE	Residential	House	Terraced				63.00	3,730.16	3,691.14	Freehold
27	5, Telford Drive, Melksham, Wiltshire	SN12 6GF	29/04/2022	329,995	331,110	TRUE	Residential	House	Detached				111.00	2,972.93	2,982.97	Freehold
28	4, Telford Drive, Melksham, Wiltshire	SN12 6GF	29/04/2022	304,995	306,025	TRUE	Residential	House	Detached				93.00	3,279.52	3,290.59	Freehold
29	40, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	29/04/2022	226,000	226,159	TRUE	Residential	House	Terraced				63.00	3,587.30	3,589.83	Freehold
30	1, Telford Drive, Melksham, Wiltshire	SN12 6GF	29/04/2022	393,995	395,326	TRUE	Residential	House	Detached				128.00	3,078.09	3,088.48	Freehold
31	3, Telford Drive, Melksham, Wiltshire	SN12 6GF	22/04/2022	329,995	331,110	TRUE	Residential	House	Detached				111.00	2,972.93	2,982.97	Freehold
32	42, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	22/04/2022	233,000	233,164	TRUE	Residential	House	Terraced				63.00	3,698.41	3,701.02	Freehold
33	44, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	01/04/2022	256,553	262,540	TRUE	Residential	House	Semi_Detached				79.00	3,247.51	3,323.29	Freehold
34	9, Telford Drive, Melksham, Wiltshire	SN12 6GF	31/03/2022	295,995	297,883	TRUE	Residential	House	Detached				88.00	3,363.58	3,385.03	Freehold
35	7, Telford Drive, Melksham, Wiltshire	SN12 6GF	31/03/2022	249,995	251,590	TRUE	Residential	House	Detached				76.00	3,289.41	3,310.39	Freehold
36	24, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	31/03/2022	378,000	380,411	TRUE	Residential	House	Detached				114.00	3,315.79	3,336.94	Freehold
37	28, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	25/03/2022	285,000	292,471	TRUE	Residential	House	Semi_Detached				103.00	2,766.99	2,839.52	Freehold
38	22, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	25/03/2022	395,000	397,520	TRUE	Residential	House	Detached				127.00	3,110.24	3,130.08	Freehold
39	26, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	25/03/2022	293,000	300,681	TRUE	Residential	House	Semi_Detached				103.00	2,844.66	2,919.23	Freehold
40	46, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	11/03/2022	273,000	280,157	TRUE	Residential	House	Semi_Detached				79.00	3,455.70	3,546.29	Freehold
41	20, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	04/03/2022	325,000	327,073	TRUE	Residential	House	Detached				91.00	3,571.43	3,594.21	Freehold
42	3, Smeaton Way, Melksham, Wiltshire	SN12 6GG	28/02/2022	232,995	241,608	TRUE	Residential	House	Semi_Detached				62.00	3,757.98	3,896.90	Freehold
43	18, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	25/02/2022	320,000	325,469	TRUE	Residential	House	Detached				91.00	3,516.48	3,576.58	Freehold
44	1, Smeaton Way, Melksham, Wiltshire	SN12 6GG	24/02/2022	411,280	418,309	TRUE	Residential	House	Detached				146.00	2,816.99	2,865.13	Freehold
45	48, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	18/02/2022	318,000	323,435	TRUE	Residential	House	Detached				91.00	3,494.51	3,554.23	Freehold
46	8, Smeaton Way, Melksham, Wiltshire	SN12 6GG	09/02/2022	405,995	412,934	TRUE	Residential	House	Detached				146.00	2,780.79	2,828.32	Freehold
47	6, Smeaton Way, Melksham, Wiltshire	SN12 6GG	09/02/2022	375,000	381,409	TRUE	Residential	House	Detached				126.00	2,976.19	3,027.06	Freehold
48	54, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	09/02/2022	405,000	411,922	TRUE	Residential	House	Detached				144.00	2,812.50	2,860.57	Freehold
49	50, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	09/02/2022	315,000	320,384	TRUE	Residential	House	Detached				91.00	3,461.54	3,520.70	Freehold
50	2, Telford Drive, Melksham, Wiltshire	SN12 6GF	31/01/2022	449,995	459,788	TRUE	Residential	House	Detached				146.00	3,082.16	3,149.23	Freehold
51	19, Smeaton Way, Melksham, Wiltshire	SN12 6GG	28/01/2022	418,995	428,113	TRUE	Residential	House	Detached				146.00	2,869.83	2,932.28	Freehold
52	3, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	28/01/2022	390,000	398,487	TRUE	Residential	House	Detached				127.00	3,070.87	3,137.69	Freehold
53	10, Smeaton Way, Melksham, Wiltshire	SN12 6GG	27/01/2022	375,995	384,177	TRUE	Residential	House	Detached				126.00	2,984.09	3,049.02	Freehold
54	39, Smeaton Way, Melksham, Wiltshire	SN12 6GG	22/01/2022	219,995	224,702	TRUE	Residential	House	Terraced				63.00	3,491.98	3,566.70	Freehold
55	21, Smeaton Way, Melksham, Wiltshire	SN12 6GG	21/01/2022	416,995	426,070	TRUE	Residential	House	Detached				146.00	2,856.13	2,918.29	Freehold
56	16, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	17/12/2021	300,000	307,182	TRUE	Residential	House	Detached				85.00	3,529.41	3,613.91	Freehold
57	52, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	17/12/2021	335,000	343,019	TRUE	Residential	House	Detached				107.00	3,130.84	3,205.79	Freehold
58	5, Tedder Gardens, Bowerhill, Melksham, Wiltshire	SN12 6WA	16/12/2021	300,000	307,182	TRUE	Residential	House	Detached				85.00	3,529.41	3,613.91	Freehold

59	58, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	10/12/2021	270,000	283,758	TRUE	Residential	House	Semi_Detached	79.00	3,417.72	3,591.87	Freehold
60	1, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	10/12/2021	625,000	639,962	TRUE	Residential	House	Detached	177.00	3,531.07	3,615.60	Freehold
61	3, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	10/12/2021	625,000	639,962	TRUE	Residential	House	Detached	177.00	3,531.07	3,615.60	Freehold
62	12, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	09/12/2021	229,495	241,189	TRUE	Residential	House	Semi_Detached	62.00	3,701.53	3,890.15	Freehold
63	56, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	08/12/2021	265,000	278,503	TRUE	Residential	House	Semi_Detached	79.00	3,354.43	3,525.35	Freehold
64	4, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	02/12/2021	635,000	650,201	TRUE	Residential	House	Detached	177.00	3,587.57	3,673.45	Freehold
65	18, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	30/11/2021	229,995	242,822	TRUE	Residential	House	Semi_Detached	62.00	3,709.60	3,916.48	Freehold
66	16, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	26/11/2021	287,995	297,073	TRUE	Residential	House	Detached	88.00	3,272.67	3,375.83	Freehold
67	9, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	25/11/2021	430,000	443,554	TRUE	Residential	House	Detached	133.00	3,233.08	3,334.99	Freehold
68	22, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	19/11/2021	229,995	242,822	TRUE	Residential	House	Semi_Detached	62.00	3,709.60	3,916.48	Freehold
69	20, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	19/11/2021	229,995	242,822	TRUE	Residential	House	Semi_Detached	62.00	3,709.60	3,916.48	Freehold
70	60, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	19/11/2021	335,000	345,560	TRUE	Residential	House	Detached	107.00	3,130.84	3,229.53	Freehold
71	485, Semington Road, Melksham, Wiltshire SN12 6DP	SN12 6DP	18/11/2021	480,000	495,130	TRUE	Residential	House	Detached	140.00	3,428.57	3,536.64	Freehold
72	26, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	12/11/2021	382,995	395,068	TRUE	Residential	House	Detached	128.00	2,992.15	3,086.47	Freehold
73	64, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	12/11/2021	390,000	402,293	TRUE	Residential	House	Detached	127.00	3,070.87	3,167.66	Freehold
74	62, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	05/11/2021	340,000	350,717	TRUE	Residential	House	Detached	107.00	3,177.57	3,277.73	Freehold
75	66, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	29/10/2021	310,000	325,837	TRUE	Residential	House	Detached	91.00	3,406.59	3,580.63	Freehold
76	5, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	18/10/2021	485,000	509,778	TRUE	Residential	House	Detached	133.00	3,646.62	3,832.92	Freehold
77	7, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	14/10/2021	230,000	247,000	TRUE	Residential	House	Semi_Detached	63.00	3,650.79	3,920.63	Freehold
78	1, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	11/10/2021	287,995	302,708	TRUE	Residential	House	Detached	88.00	3,272.67	3,439.86	Freehold
79	68, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	08/10/2021	310,000	325,837	TRUE	Residential	House	Detached	91.00	3,406.59	3,580.63	Freehold
80	3, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	30/09/2021	400,000	438,696	TRUE	Residential	House	Detached	146.00	2,739.73	3,004.77	Freehold
81	21, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	29/09/2021	335,000	367,408	TRUE	Residential	House	Detached	107.00	3,130.84	3,433.72	Freehold
82	11, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	24/09/2021	229,100	247,182	TRUE	Residential	House	Terraced	63.00	3,636.51	3,923.52	Freehold
83	15, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	24/09/2021	225,400	243,190	TRUE	Residential	House	Terraced	63.00	3,577.78	3,860.16	Freehold
84	80, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	22/09/2021	232,000	257,571	TRUE	Residential	House	Semi_Detached	63.00	3,682.54	4,088.43	Freehold
85	19, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	17/09/2021	230,000	248,153	TRUE	Residential	House	Terraced	63.00	3,650.79	3,938.94	Freehold
86	17, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	17/09/2021	224,300	242,003	TRUE	Residential	House	Terraced	63.00	3,560.32	3,841.32	Freehold
87	7, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	10/09/2021	414,995	455,142	TRUE	Residential	House	Detached	146.00	2,842.43	3,117.41	Freehold
88	5, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	03/09/2021	371,995	407,982	TRUE	Residential	House	Detached	126.00	2,952.34	3,237.95	Freehold
89	9, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	27/08/2021	290,000	319,260	TRUE	Residential	House	Detached	93.00	3,118.28	3,432.90	Freehold
90	23, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	27/08/2021	328,250	361,370	TRUE	Residential	House	Detached	107.00	3,067.76	3,377.29	Freehold
91	25, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	23/08/2021	385,000	423,846	TRUE	Residential	House	Detached	127.00	3,031.50	3,337.37	Freehold
92	2, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	11/08/2021	379,995	418,336	TRUE	Residential	House	Detached	128.00	2,968.71	3,268.25	Freehold
93	4, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	06/08/2021	374,995	412,831	TRUE	Residential	House	Detached	126.00	2,976.15	3,276.44	Freehold
94	29, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	06/08/2021	323,495	356,135	TRUE	Residential	House	Detached	111.00	2,914.37	3,208.42	Freehold
95	25, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	30/07/2021	416,995	463,213	TRUE	Residential	House	Detached	146.00	2,856.13	3,172.69	Freehold
96	27, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	30/07/2021	325,000	361,021	TRUE	Residential	House	Detached	107.00	3,037.38	3,374.03	Freehold
97	29, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	30/07/2021	270,000	302,724	TRUE	Residential	House	Semi_Detached	79.00	3,417.72	3,631.95	Freehold
98	8, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	27/07/2021	435,000	483,213	TRUE	Residential	House	Detached	133.00	3,270.68	3,633.18	Freehold
99	31, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	16/07/2021	265,000	297,118	TRUE	Residential	House	Semi_Detached	79.00	3,354.43	3,760.99	Freehold
100	82, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	07/07/2021	230,000	257,876	TRUE	Residential	House	Semi_Detached	63.00	3,650.79	4,093.27	Freehold
101	35, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	30/06/2021	270,000	300,390	TRUE	Residential	House	Semi_Detached	85.00	3,176.47	3,534.00	Freehold
102	5, Brindley Close, Melksham, Wiltshire SN12 6GT	SN12 6GT	29/06/2021	370,995	407,839	TRUE	Residential	House	Detached	126.00	2,944.40	3,236.82	Freehold
103	86, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	25/06/2021	213,750	237,808	TRUE	Residential	House	Semi_Detached	63.00	3,392.86	3,774.73	Freehold
104	33, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	25/06/2021	260,000	289,264	TRUE	Residential	House	Semi_Detached	79.00	3,291.14	3,661.57	Freehold
105	84, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	25/06/2021	213,750	237,808	TRUE	Residential	House	Semi_Detached	63.00	3,392.86	3,774.73	Freehold
106	31, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	25/06/2021	317,995	349,576	TRUE	Residential	House	Detached	111.00	2,864.82	3,149.33	Freehold
107	1, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	24/06/2021	275,000	305,952	TRUE	Residential	House	Semi_Detached	103.00	2,669.90	2,970.41	Freehold
108	6, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	24/06/2021	475,000	522,173	TRUE	Residential	House	Detached	133.00	3,571.43	3,926.11	Freehold
109	7, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	23/06/2021	485,000	533,166	TRUE	Residential	House	Detached	133.00	3,646.62	4,008.77	Freehold
110	12, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	21/06/2021	280,000	311,515	TRUE	Residential	House	Semi_Detached	77.00	3,636.36	4,045.65	Freehold
111	1, Brindley Close, Melksham, Wiltshire SN12 6GT	SN12 6GT	10/06/2021	281,995	310,001	TRUE	Residential	House	Detached	88.00	3,204.49	3,522.74	Freehold
112	44, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	07/06/2021	260,000	289,264	TRUE	Residential	House	Semi_Detached	79.00	3,291.14	3,661.57	Freehold
113	3, Brindley Close, Melksham, Wiltshire SN12 6GT	SN12 6GT	28/05/2021	379,995	424,147	TRUE	Residential	House	Detached	128.00	2,968.71	3,313.65	Freehold
114	6, Jessop Close, Melksham, Wiltshire SN12 6GW	SN12 6GW	26/05/2021	409,995	457,633	TRUE	Residential	House	Detached	146.00	2,808.18	3,134.47	Freehold
115	7, Brindley Close, Melksham, Wiltshire SN12 6GT	SN12 6GT	20/05/2021	424,995	474,376	TRUE	Residential	House	Detached	146.00	2,910.92	3,249.15	Freehold
116	104, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	18/05/2021	275,000	310,633	TRUE	Residential	House	Semi_Detached	85.00	3,235.29	3,654.51	Freehold
117	15, Cedar Tree Close, Hilpertown, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	14/05/2021	395,000	440,896	TRUE	Residential	House	Detached	133.00	2,969.92	3,315.01	Freehold
118	52, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	07/05/2021	345,000	385,086	TRUE	Residential	House	Detached	124.00	2,782.26	3,105.53	Freehold
119	10, Centenary Close, Hilpertown, Trowbridge, Wiltshire BA14 7XG	BA14 7XG	30/04/2021	550,000	618,578	TRUE	Residential	House	Detached	170.00	3,235.29	3,638.69	Freehold

120	50, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	30/04/2021	330,000	371,147	TRUE	Residential	House	Detached	124.00	2,661.29	2,993.12	Freehold
121	9, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	26/04/2021	261,250	297,323	TRUE	Residential	House	Semi_Detached	103.00	2,536.41	2,886.63	Freehold
122	48, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	23/04/2021	323,000	363,274	TRUE	Residential	House	Detached	124.00	2,604.84	2,929.63	Freehold
123	46, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	16/04/2021	340,000	382,394	TRUE	Residential	House	Detached	124.00	2,741.94	3,083.82	Freehold
124	11, Cedar Tree Close, Hilperton, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	14/04/2021	282,500	321,507	TRUE	Residential	House	Semi_Detached	77.00	3,668.83	4,175.42	Freehold
125	33, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	09/04/2021	321,495	361,582	TRUE	Residential	House	Detached	110.00	2,922.68	3,287.11	Freehold
126	2, Brindley Close, Melksham, Wiltshire SN12 6GT	SN12 6GT	01/04/2021	319,995	359,894	TRUE	Residential	House	Detached	110.00	2,909.05	3,271.76	Freehold
127	4, Brindley Close, Melksham, Wiltshire SN12 6GT	SN12 6GT	01/04/2021	289,995	326,154	TRUE	Residential	House	Detached	94.00	3,085.05	3,469.72	Freehold
128	35, Smeaton Way, Melksham, Swindon SN12 6GG	SN12 6GG	01/04/2021	319,995	359,894	TRUE	Residential	House	Detached	110.00	2,909.05	3,271.76	Freehold
129	37, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	26/03/2021	284,000	317,440	TRUE	Residential	House	Detached	85.00	3,341.18	3,734.59	Freehold
130	11, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	26/03/2021	275,000	310,458	TRUE	Residential	House	Semi_Detached	103.00	2,669.90	3,014.16	Freehold
131	6, Brindley Close, Melksham, Wiltshire SN12 6GT	SN12 6GT	26/03/2021	377,995	422,503	TRUE	Residential	House	Detached	128.00	2,953.09	3,300.80	Freehold
132	14, Cedar Tree Close, Hilperton, Trowbridge, Wiltshire BA14 7XJ	BA14 7XJ	19/03/2021	325,000	366,904	TRUE	Residential	House	Semi_Detached	94.00	3,457.45	3,903.23	Freehold
133	17, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	19/03/2021	263,500	297,475	TRUE	Residential	House	Semi_Detached	103.00	2,558.25	2,888.11	Freehold
134	19, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	12/03/2021	275,000	310,458	TRUE	Residential	House	Semi_Detached	103.00	2,669.90	3,014.16	Freehold
135	16, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	04/03/2021	275,000	310,458	TRUE	Residential	House	Semi_Detached	103.00	2,669.90	3,014.16	Freehold
136	10, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	16/02/2021	268,000	304,670	TRUE	Residential	House	Semi_Detached	79.00	3,392.41	3,856.58	Freehold
137	41, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	12/02/2021	224,995	246,293	TRUE	Residential	House	Terraced	63.00	3,571.35	3,909.41	Freehold
138	5, Centenary Close, Hilperton, Trowbridge, Wiltshire BA14 7XG	BA14 7XG	11/02/2021	565,000	635,305	TRUE	Residential	House	Detached	175.00	3,228.57	3,630.31	Freehold
139	37, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	11/02/2021	225,000	255,786	TRUE	Residential	House	Semi_Detached	63.00	3,571.43	4,060.10	Freehold
140	11, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	05/02/2021	269,000	305,807	TRUE	Residential	House	Semi_Detached	103.00	2,611.65	2,969.00	Freehold
141	9, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	02/02/2021	272,000	309,217	TRUE	Residential	House	Semi_Detached	103.00	2,640.78	3,020.11	Freehold
142	12, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	29/01/2021	265,000	300,628	TRUE	Residential	House	Semi_Detached	79.00	3,354.43	3,805.42	Freehold
143	9, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	28/01/2021	403,750	452,707	TRUE	Residential	House	Detached	144.00	2,803.82	3,143.80	Freehold
144	45, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	25/01/2021	372,995	418,223	TRUE	Residential	House	Detached	128.00	2,914.02	3,267.37	Freehold
145	12, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	22/01/2021	245,100	278,053	TRUE	Residential	House	Semi_Detached	79.00	3,102.53	3,519.66	Freehold
146	15, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	21/01/2021	268,850	304,996	TRUE	Residential	House	Semi_Detached	85.00	3,162.94	3,588.19	Freehold
147	17, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	19/01/2021	268,000	304,031	TRUE	Residential	House	Semi_Detached	79.00	3,392.41	3,848.49	Freehold
148	10, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	19/01/2021	245,100	278,053	TRUE	Residential	House	Semi_Detached	79.00	3,102.53	3,519.66	Freehold
149	34, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	15/01/2021	263,000	298,359	TRUE	Residential	House	Semi_Detached	103.00	2,553.40	2,896.69	Freehold
150	43, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	14/01/2021	285,000	319,558	TRUE	Residential	House	Detached	94.00	3,031.91	3,399.55	Freehold
151	11, Centenary Close, Hilperton, Trowbridge, Wiltshire BA14 7XG	BA14 7XG	18/12/2020	435,000	496,235	TRUE	Residential	House	Detached	128.00	3,398.44	3,876.84	Freehold
152	40, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	18/12/2020	261,250	301,683	TRUE	Residential	House	Semi_Detached	103.00	2,536.41	2,928.96	Freehold
153	32, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	11/12/2020	286,000	330,264	TRUE	Residential	House	Semi_Detached	117.00	2,444.44	2,822.77	Freehold
154	61, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	11/12/2020	224,995	259,817	TRUE	Residential	House	Semi_Detached	63.00	3,571.35	4,124.08	Freehold
155	8, Tedder Gardens, Bowerhill, Melksham, Wiltshire SN12 6WA	SN12 6WA	11/12/2020	275,500	314,282	TRUE	Residential	House	Detached	85.00	3,241.18	3,697.44	Freehold
156	63, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	04/12/2020	224,995	259,817	TRUE	Residential	House	Semi_Detached	63.00	3,571.35	4,124.08	Freehold
157	19, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	26/11/2020	400,000	458,902	TRUE	Residential	House	Detached	142.00	2,816.90	3,231.70	Freehold
158	38, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	13/11/2020	261,250	303,060	TRUE	Residential	House	Semi_Detached	103.00	2,536.41	2,942.33	Freehold
159	67, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	13/11/2020	288,495	330,978	TRUE	Residential	House	Detached	94.00	3,069.10	3,521.04	Freehold
160	65, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	06/11/2020	238,000	273,047	TRUE	Residential	House	Detached	77.00	3,090.91	3,546.06	Freehold
161	5, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	30/10/2020	260,000	306,544	TRUE	Residential	House	Semi_Detached	79.00	3,291.14	3,880.30	Freehold
162	7, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	30/10/2020	264,000	311,260	TRUE	Residential	House	Semi_Detached	79.00	3,341.77	3,940.00	Freehold
163	73, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	23/10/2020	372,495	435,447	TRUE	Residential	House	Detached	128.00	2,910.12	3,401.93	Freehold
164	69, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	23/10/2020	286,995	335,497	TRUE	Residential	House	Detached	94.00	3,053.14	3,569.12	Freehold
165	71, Smeaton Way, Melksham, Wiltshire SN12 6GG	SN12 6GG	23/10/2020	286,995	335,497	TRUE	Residential	House	Detached	94.00	3,053.14	3,569.12	Freehold
166	7, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	15/10/2020	272,000	320,692	TRUE	Residential	House	Semi_Detached	103.00	2,640.78	3,113.51	Freehold
167	36, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	15/10/2020	265,000	312,439	TRUE	Residential	House	Semi_Detached	103.00	2,572.82	3,033.39	Freehold
168	6, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	13/10/2020	257,000	303,007	TRUE	Residential	House	Semi_Detached	79.00	3,253.16	3,835.53	Freehold
169	11, Telford Drive, Melksham, Wiltshire SN12 6GF	SN12 6GF	09/10/2020	372,495	435,447	TRUE	Residential	House	Detached	128.00	2,910.12	3,401.93	Freehold
170	4, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	02/10/2020	313,750	366,774	TRUE	Residential	House	Detached	107.00	2,932.24	3,427.79	Freehold
171	14, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	30/09/2020	365,000	430,522	TRUE	Residential	House	Detached	127.00	2,874.02	3,389.94	Freehold
172	42, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	25/09/2020	307,065	362,187	TRUE	Residential	House	Detached	107.00	2,869.77	3,384.93	Freehold
173	12, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	11/09/2020	370,000	436,420	TRUE	Residential	House	Detached	127.00	2,913.39	3,436.38	Freehold
174	10, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	08/09/2020	345,000	406,932	TRUE	Residential	House	Detached	114.00	3,026.32	3,569.58	Freehold
175	37, Telford Drive, Melksham, Wiltshire SN12 6GF	SN12 6GF	04/09/2020	310,000	365,649	TRUE	Residential	House	Detached	110.00	2,818.18	3,324.08	Freehold
176	9, Centenary Close, Hilperton, Trowbridge, Wiltshire BA14 7XG	BA14 7XG	28/08/2020	440,000	527,480	TRUE	Residential	House	Detached	128.00	3,437.50	4,120.94	Freehold
177	2, Babington Close, Bowerhill, Melksham, Wiltshire SN12 6ZA	SN12 6ZA	21/08/2020	274,600	329,195	TRUE	Residential	House	Detached	85.00	3,230.59	3,872.88	Freehold
178	8, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	13/08/2020	332,600	398,727	TRUE	Residential	House	Detached	114.00	2,917.54	3,497.61	Freehold
179	35, Telford Drive, Melksham, Wiltshire SN12 6GF	SN12 6GF	06/08/2020	354,995	425,574	TRUE	Residential	House	Detached	128.00	2,773.40	3,324.80	Freehold
180	33, Telford Drive, Melksham, Wiltshire SN12 6GF	SN12 6GF	04/08/2020	394,995	473,527	TRUE	Residential	House	Detached	146.00	2,705.45	3,243.34	Freehold

181 39, Telford Drive, Melksham, Wiltshire SN12 6GF	SN12 6GF	31/07/2020	280,000	337,631	TRUE	Residential	House	Detached	94.00	2,978.72	3,591.82	Freehold
182 5, Newall Road, Bowerhill, Melksham, Wiltshire SN12 6XH	SN12 6XH	31/07/2020	315,000	379,834	TRUE	Residential	House	Detached	107.00	2,943.93	3,549.85	Freehold
183 5, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	31/07/2020	335,000	403,951	TRUE	Residential	House	Detached	114.00	2,938.60	3,543.43	Freehold
184 7, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	24/07/2020	365,000	440,126	TRUE	Residential	House	Detached	127.00	2,874.02	3,465.56	Freehold
185 2, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	23/07/2020	320,000	385,864	TRUE	Residential	House	Detached	114.00	2,807.02	3,384.77	Freehold
186 11, Chamier Close, Bowerhill, Melksham, Wiltshire SN12 6XZ	SN12 6XZ	22/07/2020	390,000	470,271	TRUE	Residential	House	Detached	144.00	2,708.33	3,265.77	Freehold
187 19, Telford Drive, Melksham, Wiltshire SN12 6GF	SN12 6GF	17/07/2020	412,995	497,999	TRUE	Residential	House	Detached	146.00	2,828.73	3,410.95	Freehold

Semington Village comparables, resales

No	Address	Postcode	Date sold	Sold price	Estimated ma	New build	Designator	Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per m ²	Market price p	Tenure
1	17b, Church Street, Semington, Trowbridge, Wiltshire BA14 6JS	BA14 6JS	10/10/2023	350,000.00	336,244.00	FALSE	Residential House	Semi_Detached		3	3	77.00	4,545.45	4,366.81	Freehold	
2	13, Highfield Close, Semington, Trowbridge, Wiltshire BA14 6JZ	BA14 6JZ	29/09/2023	370,000.00	355,401.00	FALSE	Residential House	Detached		3	4	101.00	3,663.37	3,518.82	Freehold	
3	14, The Orchard, Semington, Trowbridge, Wiltshire BA14 6NN	BA14 6NN	29/09/2023	290,000.00	281,871.00	FALSE	Residential House	Semi_Detached		2	3	81.00	3,580.25	3,479.89	Freehold	
4	5, St Georges Place, Semington, Trowbridge, Wiltshire BA14 6GB	BA14 6GB	10/03/2023	150,000.00	144,993.00	FALSE	Residential House	Terraced		2	3	71.00	2,112.68	2,042.15	Freehold	
5	2, Somerset Way, Semington, Trowbridge, Wiltshire BA14 6LD	BA14 6LD	11/11/2022	440,000.00	418,846.00	FALSE	Residential House	Detached		3	4	114.00	3,859.65	3,674.09	Freehold	
6	1, Kendall Lane, Semington, Trowbridge, Wiltshire BA14 6GY	BA14 6GY	28/10/2022	675,000.00	636,429.00	FALSE	Residential House	Detached				115.00	5,869.57	5,534.17	Freehold	
7	6, Pound Close, Semington, Trowbridge, Wiltshire BA14 6JP	BA14 6JP	28/06/2022	320,000.00	322,815.00	FALSE	Residential House	Semi_Detached		3	3	96.00	3,333.33	3,362.66	Freehold	
8	13, High Street, Semington, Trowbridge, Wiltshire BA14 6JR	BA14 6JR	07/06/2022	460,000.00	451,411.00	FALSE	Residential House	Terraced		3	4	121.00	3,801.65	3,730.67	Freehold	
9	5, The Hunt Close, Semington, Trowbridge, Wiltshire BA14 6JY	BA14 6JY	09/05/2022	490,000.00	486,722.00	FALSE	Residential House	Detached		3	4	135.00	3,629.63	3,605.35	Freehold	
10	9, Highfield Close, Semington, Trowbridge, Wiltshire BA14 6JZ	BA14 6JZ	20/04/2022	390,000.00	391,318.00	FALSE	Residential House	Detached		3	4	92.00	4,239.13	4,253.46	Freehold	
11	14, The Knapps, Semington, Trowbridge, Wiltshire BA14 6JG	BA14 6JG	19/04/2022	530,000.00	531,791.00	FALSE	Residential House	Detached		3	4	120.00	4,416.67	4,431.59	Freehold	
12	60, Cross Roads, Semington, Trowbridge, Wiltshire BA14 6JH	BA14 6JH	16/12/2021	340,000.00	357,325.00	FALSE	Residential House	Semi_Detached				138.00	2,463.77	2,589.31	Freehold	
13	11, Somerset Way, Semington, Trowbridge, Wiltshire BA14 6LD	BA14 6LD	07/12/2021	410,000.00	419,815.00	FALSE	Residential House	Detached				111.00	3,693.69	3,782.12	Freehold	
14	549, Canal Bridge, Semington, Trowbridge, Wiltshire BA14 6JT	BA14 6JT	31/08/2021	325,000.00	349,991.00	FALSE	Residential House	Terraced		3	4	99.00	3,282.83	3,535.26	Freehold	
15	52, Little Marsh, Semington, Trowbridge, Wiltshire BA14 6JF	BA14 6JF	30/06/2021	353,000.00	392,732.00	FALSE	Residential House	Semi_Detached		3	3	85.00	4,152.94	4,620.38	Freehold	
16	25, Church Street, Semington, Trowbridge, Wiltshire BA14 6JS	BA14 6JS	16/03/2021	325,000.00	366,904.00	FALSE	Residential House	Semi_Detached		3	4	135.00	2,407.41	2,717.81	Freehold	
17	40, Pound Close, Semington, Trowbridge, Wiltshire BA14 6JP	BA14 6JP	01/12/2020	250,000.00	288,692.00	FALSE	Residential House	Semi_Detached		3	3	89.00	2,808.99	3,243.73	Freehold	
18	53, Little Marsh, Semington, Trowbridge, Wiltshire BA14 6JF	BA14 6JF	18/09/2020	322,500.00	382,206.00	FALSE	Residential House	Semi_Detached		3	3	105.00	3,071.43	3,640.06	Freehold	
19	550, Canal Bridge, Semington, Trowbridge, Wiltshire BA14 6JT	BA14 6JT	14/09/2020	332,500.00	394,057.00	FALSE	Residential House	Semi_Detached		3	4	116.00	2,866.38	3,397.04	Freehold	
20	26, The Orchard, Semington, Trowbridge, Wiltshire BA14 6NN	BA14 6NN	26/06/2020	240,000.00	289,178.00	FALSE	Residential House	Semi_Detached		3	4	71.00	3,380.28	4,072.93	Freehold	

Appendix 2

Extract of BCIS build costs

by
Bailey Venning Associates Limited on behalf of
Semington Parish Council

March 2024

£/M2 STUDY

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

Last updated: 10-Feb-2024 07:26

Rebased to West Wiltshire (99; sample 14)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,559	815	1,339	1,490	1,706	3,716	379
810.1 Estate housing							
Generally (5)	1,505	801	1,275	1,453	1,650	3,327	233
Single storey (5)	1,684	1,015	1,409	1,609	1,825	3,327	48
2-storey (5)	1,458	801	1,249	1,406	1,631	2,554	180
3-storey (5)	1,457	1,100	1,232	1,473	1,639	1,843	5
810.11 Estate housing detached (5)	1,994	1,249	-	1,876	-	2,974	4
810.12 Estate housing semi detached							
Generally (5)	1,584	945	1,325	1,520	1,759	3,327	61
Single storey (5)	1,616	1,175	1,401	1,590	1,797	3,327	26
2-storey (5)	1,551	945	1,324	1,465	1,652	2,554	34
810.13 Estate housing terraced							
Generally (5)	1,336	886	1,213	1,333	1,411	1,787	9
2-storey (5)	1,358	886	1,245	1,333	1,506	1,787	7
816. Flats (apartments)							

£/M2 STUDY

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

Last updated: 24-Feb-2024 07:31

Rebased to West Wiltshire (99; sample 14)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
345. Shops								
Generally (30)	1,800	679	983	1,478	2,333	4,755	16	
1-2 storey (30)	1,819	679	979	1,435	2,358	4,755	15	

Appendix 3

Appraisal model of site with commercial shop

by
Bailey Venning Associates Limited on behalf of
Semington Parish Council

March 2024

Semington
30% AH
with commercial shop

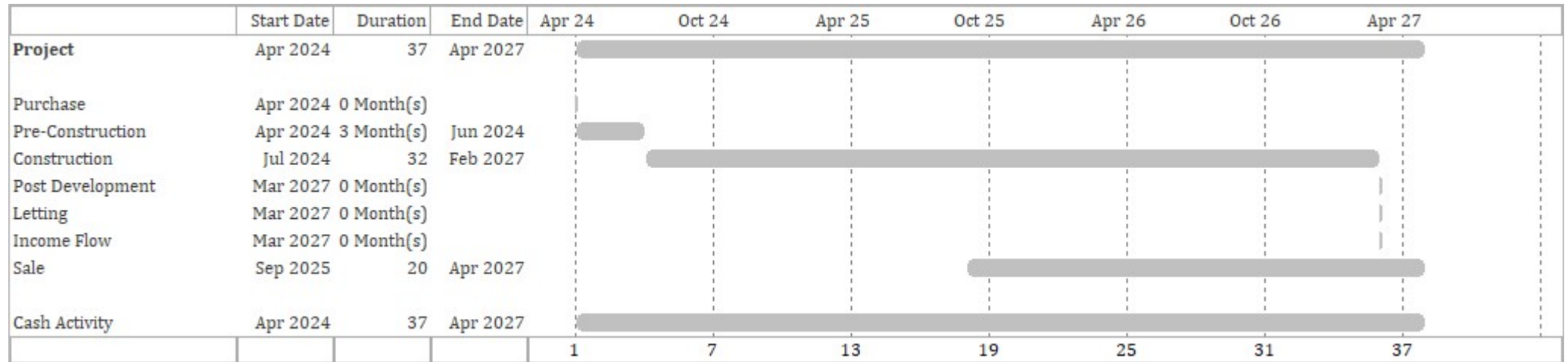
Turnpike Close,
Semington
Wiltshire

Development Appraisal
Bailey Venning Associates
06 March 2024

**Semington
30% AH
with commercial shop**

Project Timescale	
Project Start Date	Apr 2024
Project End Date	Apr 2027
Project Duration (Inc Exit Period)	37 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Semington
30% AH
with commercial shop**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house mkt	5	360.00	4,097.22	295,000	1,475,000
2 bed house AH rent	3	231.00	1,915.58	147,500	442,500
2 bed house AH FH	2	154.00	2,681.82	206,500	413,000
3 bed house mkt	16	1,488.00	3,817.20	355,000	5,680,000
3 bed house AH rent	3	279.00	1,908.60	177,500	532,500
3 bed house AH FH	2	186.00	2,672.04	248,500	497,000
4 bed house mkt	7	840.00	3,750.00	450,000	3,150,000
4 bed house AH rent	1	111.00	2,027.03	225,000	225,000
4 bed house AH S/O	<u>1</u>	<u>111.00</u>	2,837.84	315,000	<u>315,000</u>
Totals	40	3,760.00			12,730,000

Rental Area Summary

	Units	m²	Rent Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail g/f	1	190.00	200.00	38,000	38,000	38,000

Investment Valuation

Retail g/f					
Market Rent	38,000	YP @	7.5000%	13.3333	
(6mths Rent Free)		PV 6mths @	7.5000%	0.9645	488,673

GROSS DEVELOPMENT VALUE **13,218,673**

Purchaser's Costs	(28,343)
Effective Purchaser's Costs Rate	5.80%
	(28,343)

NET DEVELOPMENT VALUE **13,190,330**

NET REALISATION **13,190,330**

This appraisal report does not constitute a formal valuation.

**Semington
30% AH
with commercial shop
OUTLAY**

ACQUISITION COSTS

Residualised Price (2.53 Ha @ 801,739.80 /Hect)		2,028,402	
			2,028,402
Stamp Duty		90,920	
Effective Stamp Duty Rate	4.48%		
Agent Fee	1.00%	20,284	
Legal Fee	0.75%	15,213	
			126,417

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Retail g/f	200.00	1,478.00	295,600	
2 bed house mkt	360.00	1,453.00	523,080	
2 bed house AH rent	231.00	1,453.00	335,643	
2 bed house AH FH	154.00	1,453.00	223,762	
3 bed house mkt	1,488.00	1,453.00	2,162,064	
3 bed house AH rent	279.00	1,453.00	405,387	
3 bed house AH FH	186.00	1,453.00	270,258	
4 bed house mkt	840.00	1,453.00	1,220,520	
4 bed house AH rent	111.00	1,453.00	161,283	
4 bed house AH S/O	<u>111.00</u>	1,453.00	<u>161,283</u>	
Totals	3,960.00 m²		5,758,880	
Developers Contingency		5.00%	260,783	
Wilts CIL Area 2	1,719.00 m ²	75.10	129,097	6,148,760
Other Construction				
external works		12.50%	719,860	
B Regs enhancement houses	40.00 un	3,800.00 /un	152,000	
EV charging houses	40.00 un	1,000.00 /un	40,000	
BNG	40.00 un	1,000.00 /un	40,000	
Garages	28.00 un	10,000.00 /un	280,000	1,231,860

PROFESSIONAL FEES

Architect	8.00%	540,699	540,699
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This appraisal report does not constitute a formal valuation.

Semington

30% AH

with commercial shop

DISPOSAL FEES

Sales Agent Fee		3.00%	395,710	
Sales Legal Fee	32.00 un	1,000.00 /un	32,000	
				427,710

Developer's Profit

profit on market		17.50%	1,803,375	
profit on AH		6.00%	90,900	
profit on FH		12.50%	113,750	
profit on commercial		15.00%	73,301	
				2,081,326

FINANCE

Timescale	Duration	Commences
Pre-Construction	3	Apr 2024
Construction	32	Jul 2024
Sale	20	Sep 2025
Total Duration	37	

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)

Land	437,650	
Construction	167,506	
Total Finance Cost		605,156

TOTAL COSTS

13,190,330

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
IRR% (without Interest)	7.57%

This appraisal report does not constitute a formal valuation.

**Semington
30% AH
with commercial shop**

Table of Land Cost and IRR%

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
-10.000%	(£1,767,700) 7.5613%	(£1,625,836) 7.5375%	(£1,483,973) 7.5120%	(£1,342,109) 7.4844%	(£1,200,246) 7.4545%	(£1,058,383) 7.4220%	(£916,519) 7.3866%	(£774,656) 7.3479%	(£632,792) 7.3053%
-7.500%	(£1,974,740) 7.5854%	(£1,832,875) 7.5641%	(£1,691,012) 7.5412%	(£1,549,148) 7.5166%	(£1,407,285) 7.4901%	(£1,265,421) 7.4615%	(£1,123,558) 7.4305%	(£981,695) 7.3969%	(£839,831) 7.3602%
-5.000%	(£2,181,778) 7.6067%	(£2,039,916) 7.5873%	(£1,898,051) 7.5667%	(£1,756,187) 7.5446%	(£1,614,324) 7.5209%	(£1,472,460) 7.4955%	(£1,330,597) 7.4681%	(£1,188,733) 7.4385%	(£1,046,870) 7.4064%
-2.500%	(£2,388,817) 7.6256%	(£2,246,953) 7.6080%	(£2,105,093) 7.5891%	(£1,963,226) 7.5692%	(£1,821,363) 7.5478%	(£1,679,499) 7.5250%	(£1,537,636) 7.5005%	(£1,395,772) 7.4742%	(£1,253,909) 7.4459%
0.000%	(£2,595,856) 7.6425%	(£2,453,992) 7.6263%	(£2,312,129) 7.6091%	(£2,170,270) 7.5908%	(£2,028,402) 7.5715%	(£1,886,538) 7.5508%	(£1,744,675) 7.5288%	(£1,602,811) 7.5052%	(£1,460,948) 7.4799%
+2.500%	(£2,802,885) 7.6579%	(£2,661,031) 7.6428%	(£2,519,168) 7.6270%	(£2,377,304) 7.6102%	(£2,235,441) 7.5925%	(£2,093,577) 7.5737%	(£1,951,714) 7.5537%	(£1,809,850) 7.5324%	(£1,667,987) 7.5096%
+5.000%	(£3,009,874) 7.6722%	(£2,868,051) 7.6578%	(£2,726,206) 7.6430%	(£2,584,343) 7.6276%	(£2,442,480) 7.6113%	(£2,300,616) 7.5940%	(£2,158,753) 7.5758%	(£2,016,889) 7.5564%	(£1,875,026) 7.5358%
+7.500%	(£3,216,856) 7.6853%	(£3,075,040) 7.6719%	(£2,933,217) 7.6578%	(£2,791,382) 7.6432%	(£2,649,518) 7.6281%	(£2,507,655) 7.6123%	(£2,365,792) 7.5955%	(£2,223,928) 7.5778%	(£2,082,065) 7.5589%
+10.000%	(£3,423,841) 7.6972%	(£3,282,022) 7.6847%	(£3,140,207) 7.6715%	(£2,998,383) 7.6578%	(£2,856,557) 7.6434%	(£2,714,694) 7.6287%	(£2,572,830) 7.6132%	(£2,430,967) 7.5969%	(£2,289,104) 7.5796%

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house mkt	1	£523,080	4.00 Up & Down
2 bed house AH rent	1	£335,643	4.00 Up & Down
2 bed house AH FH	1	£223,762	4.00 Up & Down
3 bed house mkt	1	£2,162,064	4.00 Up & Down
3 bed house AH rent	1	£405,387	4.00 Up & Down
3 bed house AH FH	1	£270,258	4.00 Up & Down
4 bed house mkt	1	£1,220,520	4.00 Up & Down
4 bed house AH rent	1	£161,283	4.00 Up & Down
4 bed house AH S/O	1	£161,283	4.00 Up & Down

This appraisal report does not constitute a formal valuation.

**Semington
30% AH
with commercial shop**

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house mkt	1	£1,475,000	4.00 Up & Down
2 bed house AH rent	1	£442,500	4.00 Up & Down
2 bed house AH FH	1	£413,000	4.00 Up & Down
3 bed house mkt	1	£5,680,000	4.00 Up & Down
3 bed house AH rent	1	£532,500	4.00 Up & Down
3 bed house AH FH	1	£497,000	4.00 Up & Down
4 bed house mkt	1	£3,150,000	4.00 Up & Down
4 bed house AH rent	1	£225,000	4.00 Up & Down
4 bed house AH S/O	1	£315,000	4.00 Up & Down

This appraisal report does not constitute a formal valuation.

Appendix 4

Appraisal model of site with community based shop

by
Bailey Venning Associates Limited on behalf of
Semington Parish Council

March 2024

Semington
30% AH
with community shop

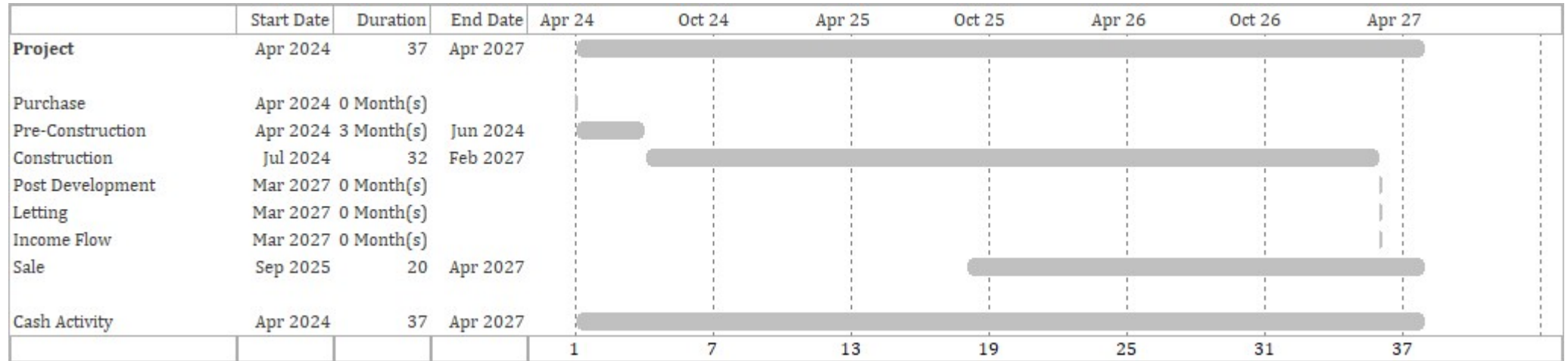
Turnpike Close,
Semington
Wiltshire

Development Appraisal
Bailey Venning Associates
06 March 2024

**Semington
30% AH
with community shop**

Project Timescale	
Project Start Date	Apr 2024
Project End Date	Apr 2027
Project Duration (Inc Exit Period)	37 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Semington
30% AH
with community shop**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house mkt	5	360.00	4,097.22	295,000	1,475,000
2 bed house AH rent	3	231.00	1,915.58	147,500	442,500
2 bed house AH FH	2	154.00	2,681.82	206,500	413,000
3 bed house mkt	16	1,488.00	3,817.20	355,000	5,680,000
3 bed house AH rent	3	279.00	1,908.60	177,500	532,500
3 bed house AH FH	2	186.00	2,672.04	248,500	497,000
4 bed house mkt	7	840.00	3,750.00	450,000	3,150,000
4 bed house AH rent	1	111.00	2,027.03	225,000	225,000
4 bed house AH S/O	<u>1</u>	<u>111.00</u>	2,837.84	315,000	<u>315,000</u>
Totals	40	3,760.00			12,730,000

Rental Area Summary

	Units	m²	Rent Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail g/f	1	190.00	0.01	1	1	1

Investment Valuation

Retail g/f					
Market Rent	1	YP @	100.0000%	1.0000	
(6mths Rent Free)		PV 6mths @	100.0000%	0.7071	1

GROSS DEVELOPMENT VALUE **12,730,001**

NET REALISATION **12,730,001**

OUTLAY

ACQUISITION COSTS

Residualised Price (2.53 Ha @ 675,009.22 /Hect)	1,707,773	
	1,707,773	
Stamp Duty	74,889	

This appraisal report does not constitute a formal valuation.

Semington

30% AH

with community shop

Effective Stamp Duty Rate	4.39%		
Agent Fee	1.00%	17,078	
Legal Fee	0.75%	12,808	
			104,775

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Retail g/f	200.00	1,478.00	295,600	
2 bed house mkt	360.00	1,453.00	523,080	
2 bed house AH rent	231.00	1,453.00	335,643	
2 bed house AH FH	154.00	1,453.00	223,762	
3 bed house mkt	1,488.00	1,453.00	2,162,064	
3 bed house AH rent	279.00	1,453.00	405,387	
3 bed house AH FH	186.00	1,453.00	270,258	
4 bed house mkt	840.00	1,453.00	1,220,520	
4 bed house AH rent	111.00	1,453.00	161,283	
4 bed house AH S/O	<u>111.00</u>	1,453.00	<u>161,283</u>	
Totals	3,960.00 m²		5,758,880	
Developers Contingency		5.00%	260,783	
Wilts CIL Area 2	1,719.00 m ²	75.10	129,097	6,148,760

Other Construction

external works		12.50%	719,860	
B Regs enhancement houses	40.00 un	3,800.00 /un	152,000	
EV charging houses	40.00 un	1,000.00 /un	40,000	
BNG	40.00 un	1,000.00 /un	40,000	
Garages	28.00 un	10,000.00 /un	280,000	1,231,860

PROFESSIONAL FEES

Architect		8.00%	540,699	540,699
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DISPOSAL FEES

Sales Agent Fee		3.00%	381,900	
Sales Legal Fee	32.00 un	1,000.00 /un	32,000	413,900

Developer's Profit

profit on market		17.50%	1,803,375	
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This appraisal report does not constitute a formal valuation.

Semington

30% AH

with community shop

profit on AH	6.00%	90,900	
profit on FH	12.50%	113,750	
profit on commercial	15.00%	0	
			2,008,025

FINANCE

Timescale	Duration	Commences
Pre-Construction	3	Apr 2024
Construction	32	Jul 2024
Sale	20	Sep 2025
Total Duration	37	

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)

Land	379,431	
Construction	194,777	
Total Finance Cost		574,209

TOTAL COSTS

12,730,001

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
IRR% (without Interest)	7.55%

This appraisal report does not constitute a formal valuation.

**Semington
30% AH
with community shop**

Table of Land Cost and IRR%

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
-10.000%	(£1,447,110) 7.5345%	(£1,305,291) 7.5073%	(£1,163,471) 7.4779%	(£1,021,626) 7.4466%	(£879,762) 7.4129%	(£737,899) 7.3760%	(£596,035) 7.3356%	(£454,171) 7.2910%	(£312,308) 7.2416%
-7.500%	(£1,654,095) 7.5627%	(£1,512,276) 7.5385%	(£1,370,456) 7.5124%	(£1,228,637) 7.4842%	(£1,086,801) 7.4541%	(£944,938) 7.4220%	(£803,074) 7.3870%	(£661,211) 7.3488%	(£519,347) 7.3068%
-5.000%	(£1,861,080) 7.5874%	(£1,719,261) 7.5656%	(£1,577,442) 7.5422%	(£1,435,622) 7.5171%	(£1,293,803) 7.4901%	(£1,151,977) 7.4611%	(£1,010,113) 7.4305%	(£868,250) 7.3972%	(£726,386) 7.3609%
-2.500%	(£2,068,066) 7.6092%	(£1,926,246) 7.5894%	(£1,784,427) 7.5683%	(£1,642,607) 7.5457%	(£1,500,788) 7.5216%	(£1,358,969) 7.4956%	(£1,217,150) 7.4677%	(£1,075,289) 7.4383%	(£933,425) 7.4066%
0.000%	(£2,275,051) 7.6286%	(£2,133,231) 7.6105%	(£1,991,412) 7.5913%	(£1,849,593) 7.5709%	(£1,707,773) 7.5490%	(£1,565,954) 7.5257%	(£1,424,135) 7.5007%	(£1,282,316) 7.4739%	(£1,140,464) 7.4456%
+2.500%	(£2,482,036) 7.6460%	(£2,340,217) 7.6294%	(£2,198,397) 7.6118%	(£2,056,578) 7.5931%	(£1,914,759) 7.5733%	(£1,772,939) 7.5522%	(£1,631,120) 7.5296%	(£1,489,301) 7.5056%	(£1,347,482) 7.4798%
+5.000%	(£2,689,021) 7.6616%	(£2,547,202) 7.6462%	(£2,405,383) 7.6300%	(£2,263,563) 7.6129%	(£2,121,744) 7.5948%	(£1,979,925) 7.5755%	(£1,838,105) 7.5551%	(£1,696,286) 7.5333%	(£1,554,466) 7.5101%
+7.500%	(£2,896,007) 7.6757%	(£2,754,187) 7.6615%	(£2,612,368) 7.6465%	(£2,470,549) 7.6307%	(£2,328,729) 7.6140%	(£2,186,910) 7.5964%	(£2,045,090) 7.5777%	(£1,903,271) 7.5579%	(£1,761,452) 7.5368%
+10.000%	(£3,102,992) 7.6885%	(£2,961,172) 7.6753%	(£2,819,353) 7.6614%	(£2,677,534) 7.6467%	(£2,535,714) 7.6313%	(£2,393,895) 7.6151%	(£2,252,076) 7.5979%	(£2,110,256) 7.5797%	(£1,968,437) 7.5605%

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house mkt	1	£523,080	4.00 Up & Down
2 bed house AH rent	1	£335,643	4.00 Up & Down
2 bed house AH FH	1	£223,762	4.00 Up & Down
3 bed house mkt	1	£2,162,064	4.00 Up & Down
3 bed house AH rent	1	£405,387	4.00 Up & Down
3 bed house AH FH	1	£270,258	4.00 Up & Down
4 bed house mkt	1	£1,220,520	4.00 Up & Down
4 bed house AH rent	1	£161,283	4.00 Up & Down
4 bed house AH S/O	1	£161,283	4.00 Up & Down

This appraisal report does not constitute a formal valuation.

**Semington
30% AH
with community shop**

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house mkt	1	£1,475,000	4.00 Up & Down
2 bed house AH rent	1	£442,500	4.00 Up & Down
2 bed house AH FH	1	£413,000	4.00 Up & Down
3 bed house mkt	1	£5,680,000	4.00 Up & Down
3 bed house AH rent	1	£532,500	4.00 Up & Down
3 bed house AH FH	1	£497,000	4.00 Up & Down
4 bed house mkt	1	£3,150,000	4.00 Up & Down
4 bed house AH rent	1	£225,000	4.00 Up & Down
4 bed house AH S/O	1	£315,000	4.00 Up & Down

This appraisal report does not constitute a formal valuation.