

Community Infrastructure Levy Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages –

Respondent #48 –

“

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COMPLETE

Started: Monday, March 27, 2023 1:59:41 PM

Last Modified: Monday, March 27, 2023 2:57:15 PM

Time Spent: 00:57:33

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Page 1: Survey Information

Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

Q2

Your name:

Tim Waring

Contact details:

Organisation (optional) Quod Ltd

Address

[REDACTED]

Address 2

[REDACTED]

City/town

[REDACTED]

Post code

[REDACTED]

Email address

[REDACTED]

Q4

Do you wish to notified of future updates to CIL by the council? If yes we will use contact details provided above

Yes

Q5

Do you wish to participate in the CIL examination? If yes we will use contact details provided above

Yes

Page 3: Your response

Q6

1a. The Community Infrastructure Levy (CIL) Viability Study informed the production of the proposed rates in the draft CIL Charging Schedule. Do you have any comments on the content of the CIL Viability Study?

Yes; please refer to attached correspondence (Quod) and report (Bidwells).

Q8

2a. Do the proposed levy rates set out in the draft CIL Charging Schedule appropriately reflect the conclusions of the CIL Viability Study?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q10

3a. Do the proposed levy rates set out in the draft CIL Charging Schedule provide an appropriate balance between securing infrastructure investment and supporting the financial viability of new development in the area?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q12

4a. CIL rates should not be set at a level which could render new development financially unviable. To ensure the financial viability of new development in the area, and to take into account variations in land prices and development costs throughout the authority's area, the draft CIL Charging Schedule proposes variable rates for different kinds of development. Do you have any comments on the proposed CIL rates?

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).

Q14

5a. Should any types of development be charged a different CIL rate, and if so, why? Where alternative rates are proposed, please provide evidence to demonstrate why a proposed rate should be changed.

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).

Page 4: Your response

Q16

6a. To support the financial viability of new development in the area, the draft CIL Charging Schedule includes an Instalments Policy which allows specified levels of levy charges to be paid in instalments over a set period of time. Do you have any comments on the draft Instalments Policy?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q18

7a. Part 6 of the CIL Regulations (as amended) allows the Council to give discretionary relief for certain types of development from paying the levy. The Council has not identified any types of

development which may require this beyond the compulsory relief and exemptions outlined in the Regulations. Is there a need to provide discretionary relief from the levy to any types of development, and if so, why?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q20

8a. Do you have any other comments on the draft CIL Charging Schedule?

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).

Q22

9a. Do you have any other comments on the CIL evidence base?

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).

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Date: 27 March 2023



CIL Consultation
City of York Council
West Offices
Station Rise
York
YO1 6GA

For the attention of Strategy Planning Policy Team

By Email

Dear Strategy Planning Policy Team

Draft Community Infrastructure Levy – City of York Council (February 2023) Representations on behalf of Oakgate Group Ltd (“Oakgate”)

Quod, acting on behalf of Oakgate, make the following representations to City of York Council’s (“CYC”) Community Infrastructure Levy (“CIL”) Draft Charging Schedule (“DCS”).

Oakgate are an investor and developer in York, and have concerns of the implications of CIL on the delivery of new housing in the City, and most specifically, the various schemes they are currently promoting, including those at Mount Royale Hotel, Tramway Working Men’s Club and the York Motor Sports Village.

Oakgate’s Case - Summary

Notably, Oakgate’s concerns relate to the ability of residential development in the City to sustain the CIL charge proposed in the DCS.

The DCS proposes a charge of £200 per sqm levied on all residential developments across York, regardless of their location. It is demonstrated below that it is not appropriate to impose a blanket CIL charge across the City for new homes, but that differential CIL rates should be applied in different parts of the City given the differing market circumstances across York.

These representations are supported by a Report by Bidwells on the viability evidence base underpinning the CIL DCS.

Oakgate wish to work with CYC (and their advisors PPE) to determine a more appropriate DCS for residential across the City.



Guidance of Setting CIL Rates

Government guidance on setting CIL rates is contained in the Community Infrastructure Levy Guidance (updated January 2023) (“CIL Guidance”) which notes that when deciding the Levy rates, a Local Planning Authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments¹. It goes on to note that they should show how “*their proposed levy rate will contribute towards the implementation of their relevant plan and supporting development across their area*”. In this case, the relevant Local Plan will be in the York Local Plan, which is currently at Regulation 19 stage, and has been the subject of examination and is presently subject to draft Proposed Main Modifications (consultation of these rungs until today). It is anticipated that the Local Plan will be adopted later this year.

The CIL Guidance refers to the Regulations, and specifically notes that differential rates can be applied in a flexible way, to ensure that viability of development is not put at risk².

The National Planning Policy Guidance (“PPG”) (which supports the NPPF) states that:

“Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic and that the total cumulative cost of all relevant policies will not undermine deliverability of the Plan”³.

Chiming with the advice of the CIL Guidance, the PPG notes that there is a necessary balance at the centre of the charge setting process, and it is an obligation of the charging authority that:

“...in meeting the regulatory requirements, charging authorities should be able to show and explain how their proposed levy rate (or rates) will contribute toward the implementation of their relevant plan and support development across their area (see Regulation 14(i) as amended by the 2014 Regulations)”⁴.

Both sets of Guidance clearly recognise that differential rates should be applied in certain circumstances in order that the viability of development is not put at risk, and that the Local Plan can be implemented.

¹ Paragraph: 010 reference ID: 25-010-2019-09-01.

² Paragraph: 022 reference ID: 25-022-2019-09-01.

³ Paragraph: 002 reference ID: 10-002-2019-05-09.

⁴ Paragraph: 010 reference ID: 25-010-2019-09-01.



The Local Plan Strategy

The City of York Local Plan (Regulation 19) sets out its key vision, for the City which “...aspires to be a City who’s special qualities and distinctiveness are recognised worldwide...” and that in order to do so, the Local Plan aims to “deliver sustainable patterns and forms of development to support this ambition and the delivery of the City’s economic, environmental and social objectives...”.

In order to meet these objectives, it is recognised⁵ that there needs to be a “continuous supply of housing opportunities through the Plan period, and that sustainable sites should be brought forward in order to deliver of the vision of providing good quality homes and opportunities”. It is recognised in the same paragraph of the Local Plan that it is essential that sites shall be identified for housing development, which are both “viable and deliverable”.

In summary, the Local Plan’s vision will require careful consideration of viability, to ensure that housing development is deliverable through the City, and that the City can achieve their overall aim of providing good quality homes and opportunities in order to meet their aspiration of being a City that is recognised worldwide.

Underpinning the CIL DCS is the City of York CIL Viability Study (December 2022) (Porter Planning Economics – PPE). The **attached** report by Bidwells notes that the Viability Study adopts a relatively conventional approach to viability testing, whereby a series of development appraisals or scheme typologies are tested in order to determine whether they are capable of sustaining CIL payment.

Whilst Bidwells do not challenge the general methodology that PPE have adopted, they demonstrate that the evidence base on which the viability is assessed is unsound, and not appropriate for testing the viability of residential across the whole City.

The Viability Case

Notably, Bidwells demonstrate that there is a wide variation in sales values across the City, which in turn demonstrates that there are strong grounds for adopting a differential rate to CIL charging for residential in different parts of the City.

Notably, the evidence suggests that differential rates should be applied in a flexible way, across the City, rather than a blanket rate for all new residential regardless of location.

The Bidwells report demonstrates that there is clear evidence of geographical differences in sales values in York, and that the evidence presented by PPE, involves a narrow set of samples, relating only to new build property.

⁵ Paragraph 2.5 of the Local Plan.



Bidwells demonstrate that there are distinctly different value areas within York, and that applying a blanket rate would render schemes unviable. As CIL rates are mandatory payments, the consequence is that other Section 106 requirements (such as affordable housing) will be the subject of reduced levels of contribution (ie, below policy target levels).

Therefore, even if it is proven to be viable to deliver new homes subject to CIL, but without Section 106 contributions, the Plan's objectives of providing a broad range of homes for all, and especially the need to provide affordable homes for which there is an acute need, will render the Plan incapable of delivering on one of its key aims.

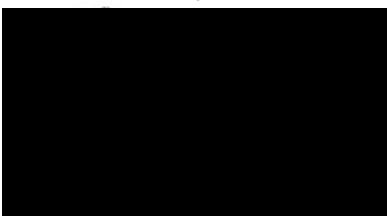
Conclusion

In view of the above, Oakgate would wish to work with CYC and their advisors, to determine a more appropriate approach to CIL charging for residential uses across the City. We would hope to work positively with CYC to ensure that the policy requirements can be implemented, and development is both incentivised and accelerated within the City.

Oakgate are keen to work with CYC, to address these issues before the charging schedule is submitted for Examination.

In the meantime, Oakgate however, reserve the right to be represented at the Examination Hearing into the CIL DCS.

Yours sincerely



Enc

REPRESENTATIONS ON THE VIABILITY EVIDENCE BASE ON BEHALF OF OAKGATE GROUP LIMITED

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Appendix 1

RESIDENTIAL TRANSACTIONS

1.0 Introduction

- 1.1 Bidwells is instructed Oakgate Group Limited (“Oakgate”) to review the viability evidence base that has recently been published by City of York Council (“CYC” or “the Council”) to support the current consultation that is being carried out regarding the potential implementation of a Community Infrastructure Levy (“CIL”).
- 1.2 Bidwells has advised Oakgate and their parent company Caddick Group on viability issues on several sites over a number of years. Bidwells has been asked by Oakgate to consider the implications of the proposed introduction of CIL on development schemes in York, specifically sites at Mount Royale Hotel, Tramway Working Men’s Club, and the York Motorsports Village.
- 1.3 These representations comment on the general approach to viability testing taken by PPE, and the analysis of the ability of residential development in the City to sustain the level of CIL charge that is recommended, and finally our conclusions as to whether the level of CIL that is proposed is justified and supported by evidence.

2.0 General Approach to Viability Testing

- 2.1 The report prepared by PPE as the evidence base for the CIL consultation follows a relatively conventional approach. It carries out a series of development appraisals of scheme typologies which test whether these typologies would be capable of sustaining a CIL payment, and if so, at what level. The document concludes by advising levels of CIL which could viably be levied on different use types on different schemes within the CYC area.
- 2.2 The bulk of PPE’s analysis focuses on a series of residential development typologies which although not specific to any particular scheme, reflect the type and character of schemes that might be delivered within the CYC area.
- 2.3 These typologies include greenfield and brownfield schemes in rural, city centre, urban and suburban locations, as well as large, medium and small size schemes. The use of typologies is generally supported, and we agree that the typologies analysed reflect the form of development that is likely to come forward in York over the plan period.
- 2.4 In addition to the generic residential typologies described above, PPE has carried out an analysis of the major strategic sites in York which are set out in the emerging Local Plan.
- 2.5 In addition to the conventional residential typologies and site-specific analysis above, PPE also considers the impact of CIL on older persons accommodation including retirement dwellings and extra care accommodation.
- 2.6 Finally, PPE looks at non-residential development including town centre offices, business parks, industrial/warehousing, convenience and comparison retail, supermarkets, hotels, student accommodation and care homes.

- 2.7 We agree that the approach taken by PPE is in line with that advocated generally by the NPPG.

3.0 Requirement to Strike an Appropriate Balance

- 3.1 At paragraph 2.15 of the CIL Viability Study, PPE recites the Regulation 14 of the 2014 CIL Regulations which requires a charging authority (CYC in this case) to:

“...strike...an appropriate balance between:

The desirability of funding from CIL (in whole or part) the...cost of infrastructure required to support the development of its area...; and

The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.”

- 3.2 At paragraph 2.20 of the CIL Viability Study, PPE quotes the PPG regarding the high-level (i.e. non-site specific) nature of the assessment:

“A charging authority should use an area-based approach, involving a broad test of viability across their area, as the evidence base to underpin their charge. The authority will need to be able to show why they consider that the proposed levy rate or rates set an appropriate balance between the need to fund infrastructure and the potential implications for the viability of development across their area.”

- 3.3 At paragraph 2.21 of the Study, PPE quotes the PPG stating that when a CIL schedule is subjected to public examination, the Inspector must ensure that:

“...evidence has been provided that shows the proposed rate or rates would not undermine the deliverability of the plan.”

- 3.4 PPE’s report considers whether and to what extent CIL could viably be levied on each use and development typology.

4.0 Approach to Testing the Viability of Residential Development

- 4.1 Each residential development, strategic site, and non-residential development typology analysis is in the form of a development appraisal. A development appraisal considers the revenues that a development scheme could generate, and then deducts the costs of delivering that development, including developers profit. The resultant figure is the residual land value (“RLV”) and indicates how much a rational purchaser would be willing to pay for a site to deliver the scheme that is tested.

- 4.2 This residual land value is then compared to a Benchmark Land Value (“BLV”) and if the RLV exceeds (i.e., is greater than) the BLV then it can be considered viable and there is scope (referred to as “headroom” by PPE) for CIL to be charged.
- 4.3 We agree with the general methodology that PPE has taken to analysing the ability of residential development to support a CIL levy, although disagree with the evidence base on which their analysis of sales values has been based.

5.0 Approach to Assessing Sales Values for Residential Development

- 5.1 In seeking to determine an appropriate sales value for residential units in their analysis, PPE has reviewed transactional evidence from HM Land Registry, and identified 10,670 relevant residential sales between January 2019 and May 2022. Of these, PPE has identified that 449 were for new build properties, of which 280 are houses and 159 are flats.
- 5.2 As the transactions occur at various points over the period, PPE has then correctly indexed these transactions to August 2022 to give average sales values of £4,200 psm (£390 psf) for houses and £5,335 psm (£496 psf) for flats. This is set out at paragraphs 3.17 to 3.22 of their report.
- 5.3 At paragraph 3.22, PPE states:
- “Across the CYC area, the achieved sales values show little in the way of clearly defined locations, where there are significantly different sales values that could necessitate a requirement for different CIL rates. The conclusion from this analysis is that there is not sufficient evidence to support an approach where multiple value areas are considered.”*
- 5.4 In table 4.8 PPE sets out the rates that they have tested being the averages of £4,200 psm for houses and £5,335 psm for flats, as discussed above.
- 5.5 The evidence of new build residential transactions is set out in Appendix B of PPE’s report. We note that the 448 new build transactions upon which PPE has based its sales values for testing represent only 4.2% of the total 10,670 transactions that they identified.
- 5.6 It is accepted that only actual evidence can be considered, but in our opinion, it is wrong to apply zero weight to the evidence of more than 95% of residential transactions that happened over the sample period.
- 5.7 Looking more closely at the evidence of new build flat transactions, aside from being a small proportion of the total transactions, is contained on only four main postcode areas. Whilst this is clearly as a result of new build developments being located only in these areas, it also fails to reflect values in other parts of the City where development has not happened, but to which CIL would apply.
- 5.8 Of the 55 new build flat transactions listed in Appendix B, 27 (49%) are located in the YO1 postcode and 23 (42%) are located in the YO31 postcode. This data distribution skews the

average flat value and therefore PPE's conclusion that there is no discernible difference in sales values across the City that would justify multiple value areas.

6.0 Analysis of Values in Areas Surrounding the Oakgate Sites

- 6.1 In order to illustrate the difference in values across the City, including areas where no newbuilds have occurred we have reviewed HM Land Registry data for all property transactions within a radius of the sites as per the table below:

SITE	RADIUS OF SEARCH	NUMBER OF TRANSACTIONS	AVERAGE VALUE (REBASED TO AUGUST 2022)	DIFFERENCE TO PPE ADOPTED VALUE FOR FLATS OF £5,335 PSM,
Mount Royale Hotel, YO24 1GU	0.25 miles	66 (Flats only)	£5,100psm (£474psf)	-£235psm
Tramways WMC, YO1 9PY	0.25 miles	128 (flats only)	£4,591psm (£427psf)	-£745psm
York Motor Sports Village, YO32 9JS	0.5 miles	187 (houses and flats)	£3,889psm (£361psf) – (houses and flats)	-£1,446psm
		8 (Flats only)	£2,999psm (£279psf)	-£2,336psm

- 6.2 A search radius of 0.25 miles has been adopted for both the Mount Royale Hotel and Tramways WMC, as this gives a significant amount of comparable evidence of flat sales.
- 6.3 Due to the lack of comparable sales around the York Motor Sports Village a wider search radius of 0.5 miles has been adopted, and houses have been included in the same data set due to the limited number of flat sales.
- 6.4 A copy of the data is included as Annex 1 to these representations.
- 6.5 The sales value adopted for flat sales in the PPE CIL analysis is £5,335psm. As can be seen from the table above, in each area analysed, the average sales value falls below this. Furthermore, in each case the difference is greater than the CIL Levy for residential development within the City of York that is recommended by PPE in their report.
- 6.6 We consider therefore that PPE's statement at paragraph 3.22 of their report is incorrect as there is clear evidence (albeit from resale rather than solely newbuild sales) that there are distinctly

different value areas within York and that consideration should be given to applying differential rates of CIL on a geographical basis within the City.

7.0 Conclusions

- 7.1 Whilst we support the approach that PPE have taken to analysing residential development schemes in the City of York, we disagree with the sales data sample that has been adopted.
- 7.2 PPE's sample includes sales from a narrow set of new build property which form less than 5% of the sales transactions in York over the sample period. PPE takes no account of resale sales which form the vast majority of sales.
- 7.3 Based on the new build sample data, PPE concludes that there are no significantly different sales values across the City, and accordingly there is no merit in recommending varied levels of CIL across the City. We disagree with this conclusion.
- 7.4 As our own analysis shows, once resale transactions are considered, there are significant differences in value across the City. Accordingly, we disagree with PPE's recommendation that a CIL charge of £200 per sq metre should be levied on all residential development across within York.
- 7.5 The adoption of a levy at the level suggested by PPE would render many schemes unviable, leading to time-consuming scheme-by-scheme viability negotiations and the inevitable delivery of affordable housing and other planning gain at levels below those sought by the Council in planning policy.
- 7.6 In order to identify appropriate levels of CIL, we consider that PPE should analyse sales data in more detail, including resale data, and consider applying differential rates of CIL reflecting the clear multiple value areas that exist across the City of York.
- 7.7 Bidwells and Oakgate appreciate the challenges of the exercise that PPE and CYC are undertaking regarding the introduction of a CIL and would be pleased to work with them to assist them in developing the evidence base to allow a robust and appropriate levy to be adopted.

APPENDIX 1 RESIDENTIAL TRANSACTIONS

Mount Royale Hotel YO24 1GU
 Transactions within 0.25 miles
 January 2019 - August 2022

Reference	Address	Date sold	Sold price	Estimated market value	New build?	Subcategory	Floor area ft²	Price per ft²	Market price per ft² (Dec 2022)	Tenure
1	1, Ambassador Court, The Mount, York, York YO24 1DU	08/04/2022	£ 270,000	£ 293,061	No	Flat	1,066	£ 253	£ 275	Leasehold
2	131, The Mount, York, York YO24 1DU	31/03/2022	£ 425,000	£ 468,518	No	Flat	1,152	£ 369	£ 407	Leasehold
3	Flat 4, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	25/02/2022	£ 293,500	£ 307,329	No	Flat	614	£ 460	£ 501	Leasehold
4	Flat 5, St. Catherines Court, Holgate Road, York, York YO24 4BY	14/02/2022	£ 139,000	£ 151,118	No	Flat	269	£ 517	£ 562	Leasehold
5	Flat 19, Langton Court, Scarcroft Road, York, York YO24 1BF	17/12/2021	£ 205,000	£ 221,851	No	Flat	667	£ 307	£ 332	Leasehold
6	4, Cambridge Mews, York, York YO24 4BU	10/12/2021	£ 108,000	£ 116,878	No	Flat	441	£ 245	£ 265	Leasehold
7	Flat 3, 78, Holgate Road, York, York YO24 4AB	14/10/2021	£ 200,000	£ 222,002	No	Flat	840	£ 238	£ 264	Leasehold
8	4, Ambassador Court, The Mount, York, York YO24 1DU	30/09/2021	£ 230,000	£ 259,539	No	Flat	807	£ 285	£ 321	Leasehold
9	6, Holgate Road, York, York YO24 4AB	24/08/2021	£ 177,000	£ 198,351	No	Flat	624	£ 284	£ 318	Leasehold
10	17, Mill Mount Lodge, Mill Mount, York, York YO24 1BG	06/08/2021	£ 210,000	£ 235,332	No	Flat	624	£ 336	£ 377	Leasehold
11	12, Catesby House, Cambridge Street, York, York YO24 4AS	04/08/2021	£ 128,500	£ 144,001	No	Flat	506	£ 254	£ 285	Leasehold
12	Flat 20, St. Catherines Court, Holgate Road, York, York YO24 4BY	09/07/2021	£ 152,500	£ 168,617	No	Flat	392	£ 389	£ 430	Leasehold
13	Flat 18, The Walk, Holgate Road, York, York YO24 4EL	30/06/2021	£ 178,000	£ 195,341	No	Flat	560	£ 318	£ 349	Leasehold
14	Flat 3, 1, Holgate Road, York, York YO24 4AA	30/06/2021	£ 170,000	£ 186,561	No	Flat	753	£ 226	£ 248	Leasehold
15	48, Nunthorpe Avenue, York, York YO23 1PF	30/06/2021	£ 165,000	£ 181,074	No	Flat	495	£ 333	£ 366	Leasehold
16	Apartment 1, Kirk House, Mill Mount, York, York YO24 1AG	23/06/2021	£ 455,000	£ 499,326	Yes	Flat	1,238	£ 368	£ 403	Leasehold
17	Flat 3, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	14/06/2021	£ 290,000	£ 318,252	No	Flat	678	£ 428	£ 469	Leasehold
18	65, Holgate Road, York, York YO24 4AA	10/06/2021	£ 3,300,000	£ 3,794,633	No	Flat	538	£ 6,132	£ 7,051	Freehold
19	4, Stone Court, Dalton Terrace, York, York YO24 4EJ	04/06/2021	£ 155,000	£ 170,100	No	Flat	495	£ 313	£ 344	Leasehold
20	Apartment 3, Kirk House, Mill Mount, York, York YO24 1AG	27/05/2021	£ 530,000	£ 581,946	Yes	Flat	1,518	£ 349	£ 383	Leasehold
21	2, The Crescent, York, York YO24 1AW	10/05/2021	£ 750,000	£ 867,552	No	Flat	484	£ 1,548	£ 1,791	Freehold
22	1, The Crescent, York, York YO24 1AW	10/05/2021	£ 850,000	£ 983,225	No	Flat	527	£ 1,612	£ 1,864	Freehold
23	Flat 2, 2, Driffield Terrace, York, York YO24 1EJ	23/04/2021	£ 410,000	£ 457,075	No	Flat	366	£ 1,120	£ 1,249	Leasehold
24	Apartment 8, Kirk House, Mill Mount, York, York YO24 1AG	25/02/2021	£ 375,000	£ 430,728	Yes	Flat	915	£ 410	£ 471	Leasehold
25	Apartment 9, Kirk House, Mill Mount, York, York YO24 1AG	22/02/2021	£ 450,000	£ 516,874	Yes	Flat	1,249	£ 360	£ 414	Leasehold
26	96, Holgate Road, York, York YO24 4BB	04/02/2021	£ 275,000	£ 315,868	No	Flat	1,399	£ 197	£ 226	Leasehold
27	Apartment 4, Kirk House, Mill Mount, York, York YO24 1AG	26/01/2021	£ 310,000	£ 353,659	Yes	Flat	872	£ 356	£ 406	Leasehold
28	Apartment 10, Kirk House, Mill Mount, York, York YO24 1AG	22/12/2020	£ 475,000	£ 545,401	Yes	Flat	1,259	£ 377	£ 433	Leasehold
29	Flat 3, 2, Driffield Terrace, York, York YO24 1EJ	18/12/2020	£ 380,000	£ 436,321	No	Flat	1,066	£ 357	£ 409	Leasehold
30	Car Parking Space 6, The Walk, Holgate Road, York, York YO24 4EL	18/12/2020	£ 185,000	£ 225,484	No	Flat	657	£ 282	£ 343	Leasehold
31	Flat 46, The Walk, Holgate Road, York, York YO24 4EL	18/12/2020	£ 185,000	£ 212,419	No	Flat	614	£ 302	£ 346	Leasehold
32	Apartment 20, Kirk House, Mill Mount, York, York YO24 1AG	11/12/2020	£ 395,000	£ 453,544	Yes	Flat	1,163	£ 340	£ 390	Leasehold
33	Flat 2, 1, Holgate Road, York, York YO24 4AA	11/12/2020	£ 167,500	£ 192,326	No	Flat	689	£ 243	£ 279	Leasehold
34	Apartment 22, Kirk House, Mill Mount, York, York YO24 1AG	04/12/2020	£ 372,500	£ 427,709	Yes	Flat	1,227	£ 304	£ 349	Leasehold
35	Apartment 11, Kirk House, Mill Mount, York, York YO24 1AG	04/12/2020	£ 525,000	£ 602,811	Yes	Flat	1,345	£ 390	£ 448	Leasehold
36	16, Watson Street, York, York YO24 4BH	04/12/2020	£ 140,000	£ 160,750	No	Flat	377	£ 372	£ 427	Leasehold
37	Apartment 16, Kirk House, Mill Mount, York, York YO24 1AG	27/11/2020	£ 540,000	£ 626,449	Yes	Flat	1,367	£ 395	£ 458	Leasehold
38	Apartment 15, Kirk House, Mill Mount, York, York YO24 1AG	03/11/2020	£ 485,000	£ 562,644	Yes	Flat	1,367	£ 355	£ 412	Leasehold
39	5, Stone Court, Dalton Terrace, York, York YO24 4EJ	30/10/2020	£ 277,000	£ 328,969	No	Flat	689	£ 402	£ 478	Leasehold
40	Apartment 17, Kirk House, Mill Mount, York, York YO24 1AG	20/10/2020	£ 375,000	£ 445,355	Yes	Flat	947	£ 396	£ 470	Leasehold
41	Apartment 18, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020	£ 450,000	£ 534,426	Yes	Flat	1,033	£ 435	£ 517	Leasehold
42	Apartment 12, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020	£ 405,000	£ 480,983	Yes	Flat	1,055	£ 384	£ 456	Leasehold
43	Apartment 14, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020	£ 445,000	£ 528,487	Yes	Flat	1,281	£ 347	£ 413	Leasehold
44	Flat 6, Langton Court, Scarcroft Road, York, York YO24 1BF	11/09/2020	£ 215,000	£ 258,106	No	Flat	893	£ 241	£ 289	Leasehold
45	Flat 7, Langton Court, Scarcroft Road, York, York YO24 1BF	24/07/2020	£ 200,000	£ 238,184	No	Flat	710	£ 282	£ 335	Leasehold
46	Flat 4, 69, The Mount, York, York YO24 1AX	22/06/2020	£ 135,000	£ 160,431	No	Flat	422	£ 320	£ 380	Leasehold
47	Flat 15, The Walk, Holgate Road, York, York YO24 4EL	01/05/2020	£ 169,950	£ 200,665	No	Flat	527	£ 322	£ 380	Leasehold
48	125, The Mount, York, York YO24 1DU	04/02/2020	£ 645,000	£ 766,875	No	Flat	3,132	£ 206	£ 245	Leasehold
49	Flat 1, St. Catherines Court, Holgate Road, York, York YO24 4BY	29/01/2020	£ 157,500	£ 187,108	No	Flat	527	£ 299	£ 355	Leasehold
50	8, Mount Court, York, York YO24 4AA	29/01/2020	£ 159,995	£ 190,072	No	Flat	629	£ 255	£ 302	Leasehold
51	Flat 3, St. Catherines Court, Holgate Road, York, York YO24 4BY	20/12/2019	£ 165,000	£ 198,417	No	Flat	538	£ 307	£ 369	Leasehold
52	4, Mount Court, York, York YO24 4AA	28/11/2019	£ 150,000	£ 178,605	No	Flat	603	£ 249	£ 296	Leasehold
53	34, Nunthorpe Avenue, York, York YO23 1PF	28/11/2019	£ 144,000	£ 171,461	No	Flat	506	£ 285	£ 339	Leasehold
54	30, Oliver Mews, York, York YO24 4DA	20/08/2019	£ 186,000	£ 217,790	No	Flat	565	£ 329	£ 385	Leasehold
55	Flat 11, Langton Court, Scarcroft Road, York, York YO24 1BF	08/08/2019	£ 215,000	£ 251,747	No	Flat	764	£ 281	£ 329	Leasehold
56	4, St James Mount, York, York YO23 1EL	19/07/2019	£ 220,000	£ 260,947	No	Flat	797	£ 276	£ 328	Freehold
57	82, Holgate Road, York, York YO24 4AB	24/06/2019	£ 655,000	£ 777,999	No	Flat	2,217	£ 295	£ 351	Freehold
58	Flat 48, The Walk, Holgate Road, York, York YO24 4EL	17/05/2019	£ 215,000	£ 255,758	No	Flat	560	£ 384	£ 457	Leasehold
59	Flat 25, The Walk, Holgate Road, York, York YO24 4EL	18/04/2019	£ 210,000	£ 246,941	No	Flat	527	£ 398	£ 468	Leasehold
60	5, Mill Mount Lodge, Mill Mount, York, York YO24 1BG	19/02/2019	£ 490,000	£ 575,498	No	Flat	1,216	£ 403	£ 473	Leasehold
61	Flat 2, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	14/02/2019	£ 255,000	£ 299,994	No	Flat	743	£ 343	£ 403	Leasehold
62	3, Driffield Terrace, York, York YO24 1EJ	07/01/2019	£ 850,000	£ 1,126,243	No	Flat	1,066	£ 798	£ 1,057	Freehold
63	54, Nunthorpe Avenue, York, York YO23 1PF	04/08/2022	£ 285,000	£ 288,177	No	Flat	786	£ 363	£ 367	Leasehold
64	59, Blissem Street, York, York YO24 1AZ	15/07/2022	£ 525,000	£ 528,393	No	Flat	1,453	£ 361	£ 364	Leasehold
65	8, Cambridge Mews, York, York YO24 4BU	19/08/2020	£ 105,000	£ 126,265	No	Flat	291	£ 361	£ 434	Leasehold
66	8, St James Mount, York, York YO23 1EL	23/10/2019	£ 220,000	£ 258,442	No	Flat	861	£ 255	£ 300	Freehold
Total / Average			66	£ 23,564,945	£ 27,166,307			£ 56,559	£ 417	£ 480

Dec-22	154.23
Aug-22	152.13
Change	1.36%

	Total	£psf	£psm
Average Sale Price (Dec 22)	£ 27,166,307	£ 480	£ 5,170
Average Sale Price (Aug 22)	£ 26,796,410	£ 474	£ 5,100

97	Apartment 95, Bellerby Court, Palmer Lane, York, York YO1 7AF	12/03/2020	£ 330,000	£	390,337	No	Flat	764	£ 432	£	511	Leasehold	
98	Apartment 5, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£	242,162	No	Flat	775	£ 287	£	312	Leasehold	
99	Apartment 94, Bellerby Court, Palmer Lane, York, York YO1 7AF	23/12/2019	£ 362,500	£	435,916	No	Flat	775	£ 468	£	562	Leasehold	
100	5, Ancroft Close, York, York YO1 9QF	01/04/2022	£ 180,000	£	195,374	No	Flat	797	£ 226	£	245	Leasehold	
101	Apartment 30, Bellerby Court, Palmer Lane, York, York YO1 7AF	27/04/2020	£ 312,950	£	373,140	No	Flat	807	£ 388	£	462	Leasehold	
102	Apartment 48, Bellerby Court, Palmer Lane, York, York YO1 7AF	24/02/2020	£ 308,000	£	366,198	No	Flat	807	£ 382	£	454	Leasehold	
103	Apartment 24, Bellerby Court, Palmer Lane, York, York YO1 7AF	21/02/2020	£ 300,000	£	356,886	No	Flat	807	£ 372	£	442	Leasehold	
104	Flat 4, 29, Walmgate, York, York YO1 9TX	31/01/2020	£ 172,000	£	204,333	No	Flat	807	£ 213	£	253	Leasehold	
105	54, Navigation Road, York, York YO1 9UG	17/09/2020	£ 170,000	£	204,084	No	Flat	829	£ 205	£	246	Leasehold	
106	6, Gloucester House, Castlegate, York, York YO1 9RN	07/08/2020	£ 320,000	£	384,808	No	Flat	840	£ 381	£	458	Leasehold	
107	15, Festival Flats, York, York YO10 4AF	17/12/2019	£ 140,000	£	168,354	No	Flat	861	£ 163	£	196	Leasehold	
108	6, Festival Flats, Paragon Street, York, York YO10 4AG	17/01/2022	£ 205,000	£	224,048	No	Flat	872	£ 235	£	257	Leasehold	
109	5, John Walker House, Dixons Yard, York, York YO1 95X	21/10/2019	£ 300,000	£	352,421	No	Flat	883	£ 340	£	399	Leasehold	
110	20, Mayfair House, Piccadilly, York, York YO1 9QJ	28/01/2022	£ 290,000	£	316,946	No	Flat	915	£ 317	£	346	Leasehold	
111	28, Rowntree Wharf, York, York YO1 9XA	23/06/2021	£ 204,000	£	223,874	No	Flat	915	£ 223	£	245	Leasehold	
112	5, Piccadilly Lofts, Piccadilly, York, York YO1 9NX	19/04/2022	£ 540,000	£	586,123	No	Flat	926	£ 583	£	633	Leasehold	
113	20, John Walker House, Dixons Yard, York, York YO1 95X	02/06/2021	£ 290,000	£	318,252	No	Flat	936	£ 310	£	340	Leasehold	
114	Apartment 3, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£	242,162	No	Flat	969	£ 229	£	250	Leasehold	
115	65, Rowntree Wharf, York, York YO1 9XA	08/06/2021	£ 288,000	£	316,057	No	Flat	1,055	£ 273	£	300	Leasehold	
116	Apartment 3, Bellerby Court, Palmer Lane, York, York YO1 7AF	01/12/2020	£ 330,000	£	378,910	No	Flat	1,098	£ 301	£	345	Leasehold	
117	Apartment B, The Old Fire Station, Clifford Street, York, York YO1 9RD	02/11/2020	£ 575,000	£	667,053	No	Flat	1,109	£ 519	£	602	Leasehold	
118	Apartment F, The Old Fire Station, Clifford Street, York, York YO1 9RD	30/10/2020	£ 525,000	£	623,496	No	Flat	1,109	£ 474	£	562	Leasehold	
119	Apartment A, The Old Fire Station, Clifford Street, York, York YO1 9RD	10/09/2020	£ 820,000	£	984,403	No	Flat	1,109	£ 740	£	888	Leasehold	
120	Apartment G, The Old Fire Station, Clifford Street, York, York YO1 9RD	05/11/2019	£ 1,250,000	£	1,488,375	No	Flat	1,109	£ 1,127	£	1,342	Leasehold	
121	Apartment 8, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£	242,162	No	Flat	1,141	£ 195	£	212	Leasehold	
122	Apartment 13, Bellerby Court, Palmer Lane, York, York YO1 7AF	29/06/2020	£ 420,000	£	499,120	No	Flat	1,216	£ 345	£	410	Leasehold	
123	Apartment 10, Bellerby Court, Palmer Lane, York, York YO1 7AF	09/12/2019	£ 465,950	£	560,317	No	Flat	1,216	£ 383	£	461	Leasehold	
124	Apartment 1, Bellerby Court, Palmer Lane, York, York YO1 7AF	18/10/2019	£ 425,000	£	499,264	No	Flat	1,216	£ 349	£	410	Leasehold	
125	14, John Walker House, Dixons Yard, York, York YO1 95X	22/09/2021	£ 525,000	£	592,425	No	Flat	1,292	£ 406	£	459	Leasehold	
126	26, John Walker House, Dixons Yard, York, York YO1 95X	07/12/2020	£ 530,000	£	608,553	No	Flat	1,324	£ 400	£	460	Leasehold	
127	62, Rowntree Wharf, York, York YO1 9XA	12/11/2019	£ 370,000	£	440,559	No	Flat	1,324	£ 279	£	333	Leasehold	
128	69, Rowntree Wharf, York, York YO1 9XA	25/01/2021	£ 372,500	£	424,862	No	Flat	1,539	£ 242	£	276	Leasehold	
Total / Average			128	£ 31,278,825	£	35,989,697			83,223	£ 376	£	432	

House Price Indexation (HMLR HPI (York Dec 22 - Aug 22))

Dec-22	154.23
Aug-22	152.13
Change	1.36%

		Total	Epsf	Epsm
Average Sale Price	£	35,989,697	£ 432	£ 4,655
Average Sale Price	£	35,499,660	£ 427	£ 4,591



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