

## **RDC/12 - Note on recent sold prices in Little Common**

**14<sup>th</sup> July 2015**

Copy of recent sold prices in Little Common. This identifies an overall average house price averages £266,077. If we apply a 10% uplift this would average £292,600. If an average house is say 100sqm, then the value equates to £2,926psm. If the average house is 85sqm for new housing, as we assume, then the figure would be £3,442psm. These are based on c50 units recently sold in Little Common, which is the area within which the Marchfield site is situated.

These figures compare with the £2,940 for houses and £2309 for flats as used in the PBA assessment.

“Most of the sales in Little Common over the past year were detached properties which on average sold for £320,114. Flats had an average sold price of £144,859 and semi-detached properties averaged at £235,250.

Little Common, with an overall average price of £266,077, was similar in terms of sold prices to nearby Cooden Beach (£269,074), but was more expensive than Bexhill On Sea (£225,690) and Pevensey Bay (£220,461).

In the past year house prices in Little Common were 6% up on the year before and 4% up on 2007 when they averaged at £255,201.”

<http://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E75199&searchLocation=Little+Common&referrer=landingPage>