

HAYES

This report provides an independent analysis of the supportable pricing levels across the proposed scheme for the purposes of land appraisal.

The report is based on the catchment area and property schedule provided by the client. These inform the selection of relevant Hometrack comparable evidence and the collation of the latest additional comparable evidence by an independent surveyor who has conducted a site visit and obtained a briefing on the vision for the scheme.

The report is split into 2 parts: Part 1 (**Sections 1 to 6**) contain the key findings and market data, whilst Part 2 (**Supplemental Information**) provides the full data supporting the property type level analysis.

Sections 1, 2 and 3 set out the headline results where the supportable valuation for each property type is compared to the expected net achievable price supplied by the client and the relevant comparable evidence from the local market. Sections 4 and 5 set out a profile of housing turnover, pricing trends and the profile of pricing across the local market. Section 6 sets out the surveyor's overall commentary on the scheme with the supplemental information providing a detailed analysis of the comparable evidence for each property type. Throughout the report, historic comparable evidence has been indexed to today's date using granular local market indices.

If you have a question for Hometrack on this report please call 020 3744 0405 or email customerservice@hometrack.com.

1. Summary of average values (plot weighted)

The table below summarises the pricing analysis across the whole scheme with the values shown weighted to the mix of plots proposed by property type. This report finds that the plot weighted supportable valuation across the scheme is £330,450 or £313 per sq. ft.

	£/plot	£psf
Net achievable price (client)	£341,150	£323
Supportable valuation	£330,450	£313
Relevant comparables	£328,600	£310
New build comparables	£332,000	£315
Resale comparables	£320,050	£303
UB3 market upper decile	£372,600	£400

Definitions for these price points can be found at the end of this report in Section 8.4 – Using this report

2. Supportable valuation by property type

The table below compares the supportable valuation for each property type to the net achievable sales price expected by the client. Full details of the supporting information for each supportable valuation is set out in the final section - Supplemental information.

Comparison of supportable valuation to net achievable price (client)

Ref	Property type & size (sqft.)	No. plots	Supportable valuation	Supportable £psf	Net achievable sales price	Net achievable £psf	Variance £	Variance £psf
1	1 bed Flat 700 - 800	5	£240,000	£321	£250,000	£333	-4%	-4%
2	2 bed Flat 800 - 900	9	£280,000	£330	£300,000	£352	-7%	-7%
3	3 bed Mid Terrace 1000 - 1100	14	£350,000	£334	£350,000	£333	0%	0%
4	3 bed Mid Terrace 1250 - 1350	16	£370,000	£285	£385,000	£296	-4%	-4%
	Plot weighted average		£330,454	£313	£341,136	£323	-3%	-3%

3. Supportable valuation compared to relevant comparables

The table below compares the supportable valuation for each property type to the pricing level of the most relevant comparables. Full details of all the comparables for each property type are set out in the final section - Supplemental information.

Comparison of supportable valuation to relevant comparables

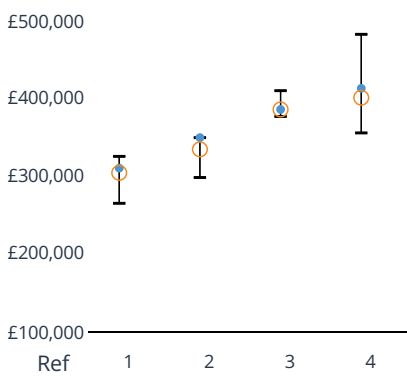
Ref	Property type & size (sqft.)	No. plots	Supportable valuation	Supportable £psf	Relevant comparables	Relevant comparables £psf	Variance £	Variance £psf
1	1 bed Flat 700 - 800	5	£240,000	£321	£222,355	£304	7%	5%
2	2 bed Flat 800 - 900	9	£280,000	£330	£267,243	£325	5%	2%
3	3 bed Mid Terrace 1000 - 1100	14	£350,000	£334	£359,302	£338	-3%	-1%
4	3 bed Mid Terrace 1250 - 1350	16	£370,000	£285	£369,515	£280	0%	2%
	Plot weighted average		£330,454	£313	£328,623	£310	1%	1%

Comparison of supportable valuation to relevant comparables (continued)

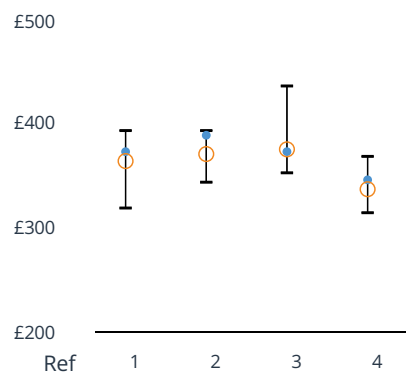
The charts below provide greater context for the analysis in the table above. There are two sets of charts – those to the left show absolute pricing levels and to the right £psf pricing. Each chart shows the supportable valuation against the range of pricing for relevant comparables and the net achievable price from the client. The numbers on the bottom axis relate to the ref number in the table above for each property type.

Chart key:  Relevant comparables,  Supportable valuation mid point,  Price (client)

Absolute £ values



£psf values



4. Housing turnover and availability

The table below sets out the numbers of sales registered in the last 12 months by price band and type. This data covers the sales volumes within the catchment area for this report which is shown on the map at Section 7. In addition to the numbers of homes sold there is a snapshot of homes currently listed for sale and the proposed units on the scheme.

Price band (£)	Terraced			Flat		
	Registered sold in last year	Listed for sale*	No. units proposed	Registered sold in last year	Listed for sale*	No. units proposed
< £99,999	1	0	0	6	0	0
£100,000 - £124,999	0	0	0	28	1	0
£125,000 - £149,999	2	0	0	37	1	0
£150,000 - £174,999	2	0	0	72	3	0
£175,000 - £199,999	4	1	0	67	4	0
£200,000 - £224,999	29	1	0	37	4	0
£225,000 - £249,999	52	0	0	17	2	0
£250,000 - £274,999	54	0	0	10	0	5
£275,000 - £299,999	32	3	0	6	0	0
£300,000 - £324,999	34	2	0	2	0	9
£325,000 - £349,999	19	2	0	0	0	0
£350,000 - £374,999	8	1	14	2	0	0
£375,000 - £399,999	10	1	16	1	0	0
£400,000 - £424,999	2	0	0	0	0	0
£425,000 - £449,999	0	0	0	0	0	0
£450,000 - £474,999	0	0	0	0	0	0
£475,000 - £499,999	1	0	0	0	0	0
£500,000 - £524,999	0	0	0	0	0	0
£525,000 - £549,999	0	0	0	1	0	0
> £550,000	0	0	0	0	0	0
Total	250	11	30	286	15	14

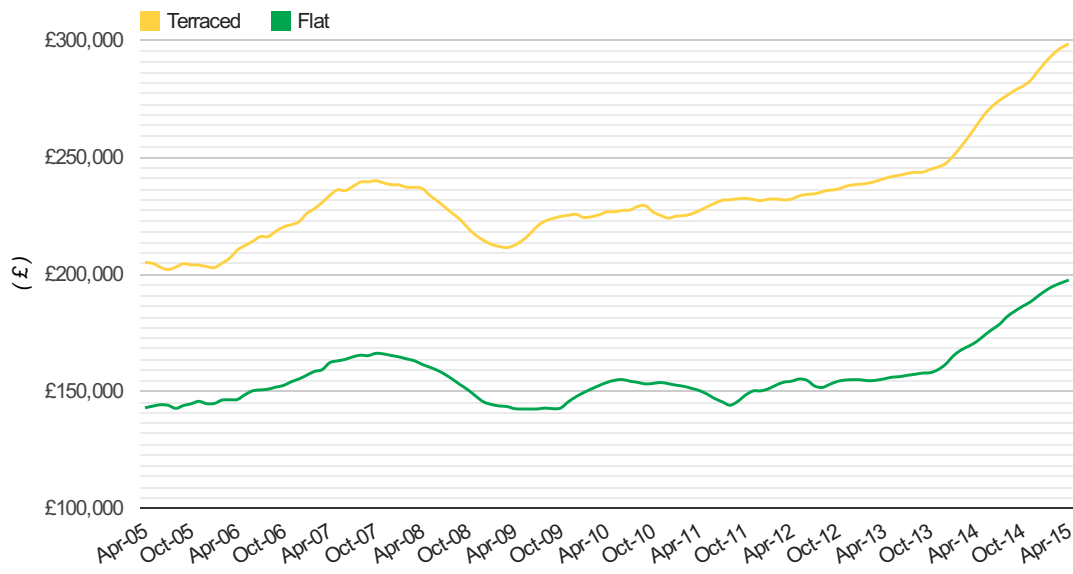
Source: Land Registry or Registers of Scotland and Zoopla Property Group.

*Zoopla market share varies continuously in both absolute and regional terms. The listed for sale counts should be used as a guide to inform the spread of market liquidity rather than reflecting the absolute volume of property currently for sale across the local market.

5. Profile of pricing trends across local market

This section sets out information on average prices over time and the recent change in pricing levels by property type in UB3. There is a £psf map of residential values across the local market to provide a wider context for pricing levels.

Average price over time in UB3



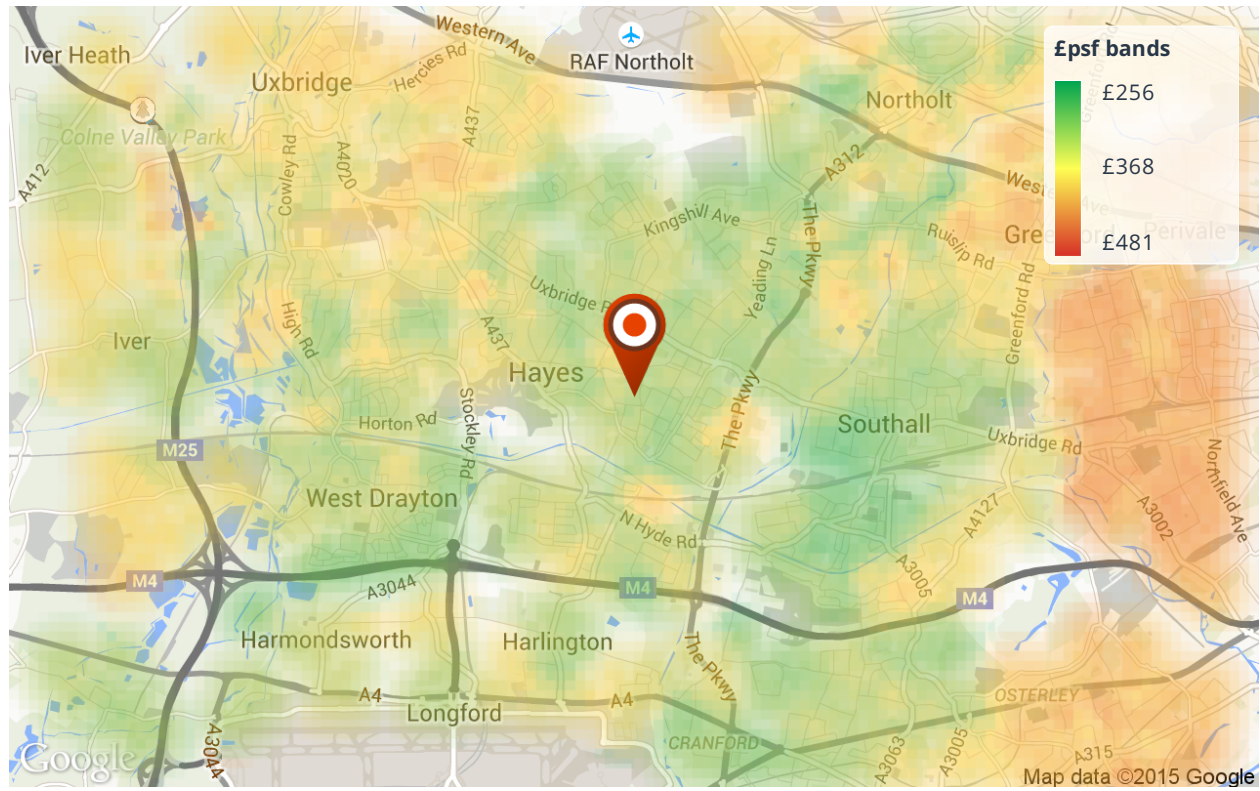
Source: Hometrack House Price Indices

House price inflation by property type in UB3 (to May-15)

Period	Terraced	Flat
3 months	↑ 2.6%	↑ 2.3%
6 months	↑ 6.4%	↑ 6.0%
1 year	↑ 13.3%	↑ 15.4%
2 years	↑ 23.9%	↑ 27.2%
3 years	↑ 28.5%	↑ 28.0%

Source: Hometrack House Price Indices - Growth percentages are absolute over the period stated (not annualised).

5.3 Epsf capital values around the scheme



Source: Hometrack

6. Surveyor's commentary on the scheme

6.1 Site visit information

The initial meeting with Joe Bloggs from XYZ Developments Ltd took place on the 1st May 2015 at the proposed site location in Hayes. A visual inspection was undertaken from the boundaries in conjunction with the development plan in order to ascertain approximate plot positions and site access positions etc. In the following time 4 phone calls were exchanged regarding the development.

6.2 Description of site and proposed development

The proposed development is to comprise 44 plots made up of a mixture of flats and houses. The site is located on the outskirts of Hayes Town which is quieter and more sought after. It is regarded as a commuter town and as such is very convenient for travel to neighbouring towns using overground from Hayes & Harlington Station; 20 minutes to Paddington, 12 minutes to Heathrow Airport and 1 hour to Oxford. All local amenities and facilities are available within a short drive to Hayes Town centre or Uxbridge Centre. The site is situated within close proximity to the M4 and A40.

6.3 Notes regarding site topography or reputation which may impact value

The location of the site is vital to the values we have placed on the house types. We feel demand will be good given the popularity and high property values in the nearby Uxbridge area. It is clear from the comparable sale analysis that the developments within the town by other Housebuilder's are cheaper per sqft however we would state that a premium for this location is justifiable and is supported by resale figures within Hayes.

6.4 Details of surrounding housing

Within Hayes there are several existing and new build housing although we would comment that the majority of this will not be of the same standard as a new build XYZ Developments Ltd house. There are two current new build sites within 5 miles of the subject development.

6.5 Comparable Developments

Development Name	Location	Postcode	Developer
Southwold	Hayes	UB3 1HA	Allsorts Housing
The Heights	Hayes	UB4 8RA	Bunyip Holdings
Drayton Square	West Drayton	UB7 9AE	Crossways Homes
Sunset Boulevard	West Drayton	UB7 9GJ	DDT Investments
Poseidon House	Hayes	UB3 1AZ	Estatements

Developments specifically excluded locally were as follows:

Development Name	Location	Postcode	Developer	Rationale
Northern Road	Ealing	UB2	Fancy Living	Development out of catchment area with one bedrooms selling over £500,000.

6.6 Recent performance of the local housing market

The housing market has shown significant improvement during 2015 with more first time buyers boosting new build sales with the availability of Help to Buy and part exchange. Properties are selling in quicker time scales and in many cases are achieving good sale prices. There is without doubt a noticeable increase in demand for good quality housing. Confidence does seem to be high at this point in time. We feel that the good location and high standard of construction will be a significant factor in this development achieving higher than normal sale prices for Hayes.

6.7 Average rate of sale

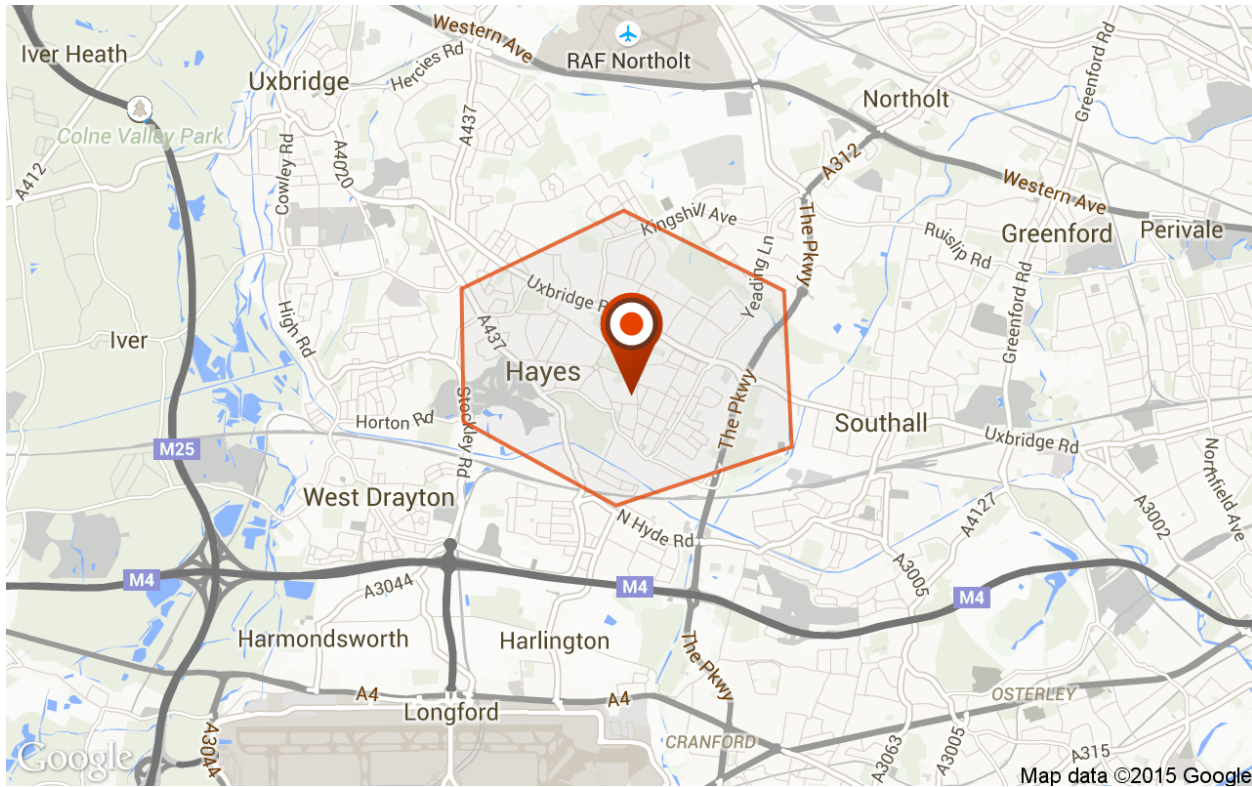
The indication from other builders was that current rates are 1-2 properties per week. We would anticipate this to be in keeping with other new build sites within the area and therefore achieve average sales in the region of 1 - 2 plots per week. We also anticipate that XYZ Developments Ltd will be able to begin selling off plan.

6.8 General commentary

From the analysis we have provided it is clear that this development will be of a higher standard and in a prime location of Hayes with easily accessible transport links which will result in a valuation premium being applicable in comparison to other builders within the town. The comparable new build sites are generally offering smaller house types which can only be compared to property type 1 and 2 in terms of size. We feel that the higher than typical specification that will be offered here together with the popular location, nearby sport facilities, amenities, excellent Ofsted rated schools and close proximity to transport links will result in a good level of demand for this development. Furthermore with the launch of the new Cross rail in 2018 Hayes will attract many young professionals who want to move out of central London due to the easy commute that will be provided.

7. Catchment map

The map below shows the catchment area used to draw comparables for potential inclusion in this report. The schemes reviewed as part of the research process might fall outside this catchment and these are detailed in the surveyor questionnaire in section 6.



8. Using this report

8.1 Introduction

Hometrack's Land Appraisal Report delivers an independent, comprehensive and data-rich analysis of pricing levels for a new build scheme prior to land acquisition. Development of new private housing often entails creating new markets and setting new pricing levels. This report is used by decision makers to risk assess land acquisition, to test the level of pricing risk being proposed and enable a like-for-like comparison of risk across different schemes.

8.2 Ordering and production process

To submit an order for a Land Appraisal Report, the client:

- a. Submits a schedule of accommodation for the proposed scheme which is broken down into property types segmented by beds, type and size.
- b. Completes a site briefing questionnaire setting out the vision for the scheme and the factors that could impact value such as service charges and tenure mix.
- c. Agrees a catchment area with Hometrack.

Research and report production - Based on the information from the client, Hometrack extracts relevant comparables for the catchment and instructs a researcher to meet the client at a visit to the site to collate the latest comparable evidence. The surveyor conducts an independent review of all the relevant evidence and assesses the supportable valuation range for each property type on a £s and £psf basis. The net achievable price provided by the client is not supplied to the surveyor.

8.3 What is a supportable valuation range?

The supportable valuation for a given property type is defined as the expected current value of a property built on the site in question to the outlined specification and supported by relevant comparable evidence. It is noteworthy that the supportable valuation provided is on a "market research" basis and is not backed by Professional Indemnity Insurance as stated in the terms of service.

8.4 Pricing definitions used within this report

1. Net achievable price - the client's expected pricing.
2. Supportable valuation - the independent assessment of pricing for each property type based on the local evidence and a site visit.
3. Relevant comparables – comparables deemed directly relevant to the proposed property types on the scheme. Additional local market comparables are included for context only.
4. New build comparables – the pricing of new build comparable evidence from the local market.
5. Re-sale comparables – the pricing of re-sale comparable evidence from the local market.
6. Local market upper decile – general pricing levels at the top 10% of the local market for all types of property.

9. Important note

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PART 2: SUPPLEMENTAL INFORMATION

Individual property type analysis

This section sets out the detailed supporting information behind each supportable valuation range for each property type on the scheme.

Each sub-section comprises a summary table comparing the supportable valuation range against the different types of comparable evidence. All the historic comparable prices have been adjusted to today's value using localised indexation. There is a narrative by the surveyor on the supportable valuation and where this sits against the local evidence. The rest of the analysis sets out the relevant and local comparables in table and map form.

The relevant comparables are those that are deemed directly relevant to the proposed property type. The local market comparables are recent price points to provide more context for pricing levels.

Property type 1 - 1 bed Flat (700 - 800 Sq. Ft.)

Property type 1 - Summary values





	Current £	Current £psf	£500,000	£500
Supportable valuation	£240,000	£321		
Relevant comparables	£222,355	£304		
New build comparables	£190,659	£277		
Resale comparables	£229,975	£308		
Relevant comparables low	£189,519	£261		
Relevant comparables high	£270,000	£360		

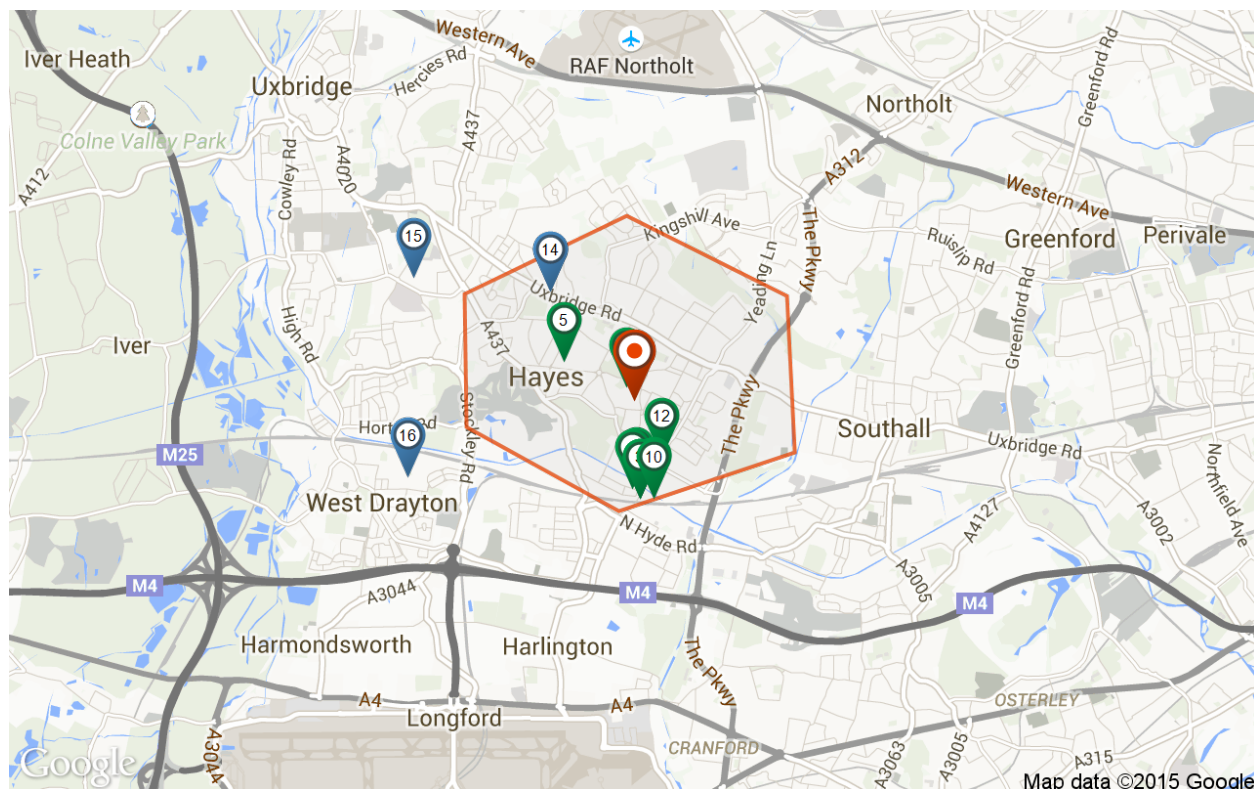
Chart key:  Relevant comparables,  Supportable valuation mid point,  Price (client)

Property type 1 - Surveyor's comment

The new builds are built to a much higher specification than the resale creating demand in the area.

Property type 1 - Comparables map

Relevant comparables are shown in green and local comparables (not used for supportable valuation) in blue in the map below.



Property type 1 - Relevant comparables listing

Map ID	Source	Street	Postcode	Sq. Ft.	Valuation Date	Historic Value	Indexed Value	£psf	Year Built	Distance (m)
1	Surveyor	Station Approach	UB3 4BX	750	May 2015	£250,000	£250,000	£333	2014	1185
2	Surveyor	Station Approach	UB3 4BX	800	May 2015	£265,000	£265,000	£331	2014	1185
3	Surveyor	Station Approach	UB3 4BX	750	Feb 2015	£270,000	£270,000	£360	2014	1185
4	Surveyor	Clayton Road	UB3 1AZ	750	Mar 2015	£205,000	£205,000	£273	2007	1073
5	Surveyor	Varcoe Gardens	UB3 2FF	802	Nov 2013	£213,000	£213,000	£265	2010	981
6	Surveyor	Albacore Way	UB3 2FQ	892	Mar 2012	£233,000	£233,000	£261	2012	98
7	Hometrack	ALBACORE WAY HAYES	UB3 2FR	710	Apr 2015	£220,000	£221,379	£311	2011	97
8	Hometrack	CLAYTON ROAD HAYES	UB3 1AX	646	Mar 2015	£190,000	£192,517	£298	2006	1051
9	Hometrack	ALBACORE WAY HAYES	UB3 2FW	764	Mar 2013	£176,995	£226,300	£296	2013	183
10	Hometrack	STATION APPROACH HAYES	UB3 4FG	635	Aug 2014	£189,000	£209,019	£329	2008	1207
11	Hometrack	STATION APPROACH HAYES	UB3 4FG	646	Jan 2014	£155,000	£189,519	£293	2012	1194
12	Hometrack	COLDHARBOUR LANE HAYES	UB3 3ER	635	Aug 2014	£175,000	£193,536	£304	2003	780

Property type 1 - Other comparables in local market

Map ID	Source	Street	Postcode	Sq. Ft.	Valuation Date	Historic Value	Indexed Value	£psf	Year Built	Distance (m)
13	Hometrack	UXBRIDGE ROAD HAYES	UB4 8JQ	646	Mar 2014	£137,500	£152,015	£235	2012	1674
14	Hometrack	UXBRIDGE ROAD HAYES	UB4 8JQ	689	Sep 2013	£137,500	£159,698	£231	2012	1674
15	Hometrack	CRISPIN WAY UXBRIDGE	UB8 3WS	646	Sep 2014	£175,000	£195,046	£301	2010	3084
16	Hometrack	PARK LODGE AVENUE WEST DRAYTON	UB7 9DG	807	Aug 2014	£250,000	£268,685	£332	2008	2908

Property type 2 - 2 bed Flat (800 - 900 Sq. Ft.)

Property type 2 - Summary values

	Current £	Current £psf	£500,000	£500
Supportable valuation	£280,000	£330		
Relevant comparables	£267,243	£325		
New build comparables	£274,663	£352		
Resale comparables	£284,158	£329		
Relevant comparables low	£233,047	£294		
Relevant comparables high	£300,000	£359		

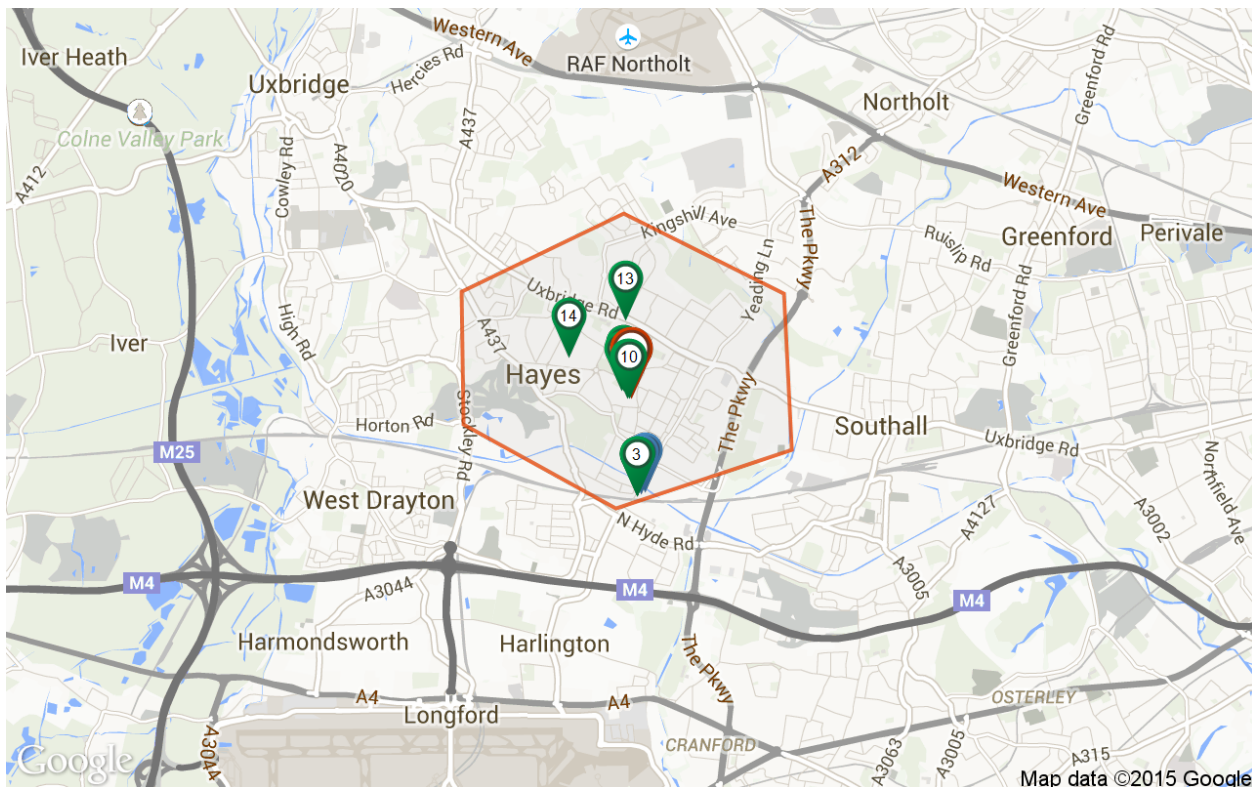
Chart key: Relevant comparables, Supportable valuation mid point, Price (client)

Property type 2 - Surveyor's comment

The comparable evidence currently available are predominately resale due to majority of new builds in the area completing few years ago and construction slowing. This is predicted to pick up again in the following year.

Property type 2 - Comparables map

Relevant comparables are shown in green and local comparables (not used for supportable valuation) in blue in the map below.



Property type 2 - Relevant comparables listing

Map ID	Source	Street	Postcode	Sq. Ft.	Valuation Date	Historic Value	Indexed Value	£psf	Year Built	Distance (m)
1	Surveyor	Station Approach	UB3 4BX	800	May 2015	£250,000	£250,000	£312	2014	1185
2	Surveyor	Station Approach	UB3 4BX	850	May 2015	£275,000	£275,000	£323	2014	1185
3	Surveyor	Station Approach	UB3 4BX	900	May 2015	£300,000	£300,000	£333	2014	1185
4	Surveyor	Albacore Way	UB3 2FW	806	May 2015	£290,000	£290,000	£359	1980	183
5	Surveyor	Chamberlain Close	UB3 2GB	850	Apr 2015	£294,950	£294,950	£347	1990	42
6	Surveyor	Albacore Way	UB3 2FS	976	Feb 2015	£295,000	£295,000	£302	1985	134
7	Hometrack	ALBACORE WAY HAYES	UB3 2FT	753	Mar 2015	£250,000	£253,312	£336	2013	137
8	Hometrack	ALBACORE WAY HAYES	UB3 2FS	807	Apr 2015	£285,000	£286,786	£355	2012	138
9	Hometrack	ALBACORE WAY HAYES	UB3 2FW	829	Mar 2015	£250,000	£253,312	£305	2013	182
10	Hometrack	CHAMBERLAIN CLOSE HAYES	UB3 2GD	764	Jul 2014	£220,000	£246,453	£322	2012	15
11	Hometrack	ALBACORE WAY HAYES	UB3 2FQ	818	Jul 2014	£215,000	£240,851	£294	2012	88
12	Hometrack	ALBACORE WAY HAYES	UB3 2FR	753	Jul 2014	£230,000	£257,655	£342	2012	97
13	Hometrack	GRANGE ROAD HAYES	UB3 2RS	764	Mar 2015	£230,000	£233,047	£305	2012	956
14	Hometrack	VARCOE GARDENS HAYES	UB3 2FH	818	Nov 2014	£250,000	£265,040	£324	2012	920

Property type 2 - Other comparables in local market

Map ID	Source	Street	Postcode	Sq. Ft.	Valuation Date	Historic Value	Indexed Value	£psf	Year Built	Distance (m)
15	Hometrack	STATION APPROACH HAYES	UB3 4FD	753	Apr 2015	£360,000	£362,256	£481	2011	1160
16	Hometrack	STATION APPROACH HAYES	UB3 4FA	753	Feb 2015	£340,000	£347,922	£462	2011	1168

Property type 3 - 3 bed Mid Terrace (1000 - 1100 Sq. Ft.)

Property type 3 - Summary values

	Current £	Current £psf	£500,000	£500
Supportable valuation	£350,000	£334		
Relevant comparables	£359,302	£338		
New build comparables	£360,292	£340		
Resale comparables	£345,800	£323		
Relevant comparables low	£335,000	£305		
Relevant comparables high	£380,440	£415		

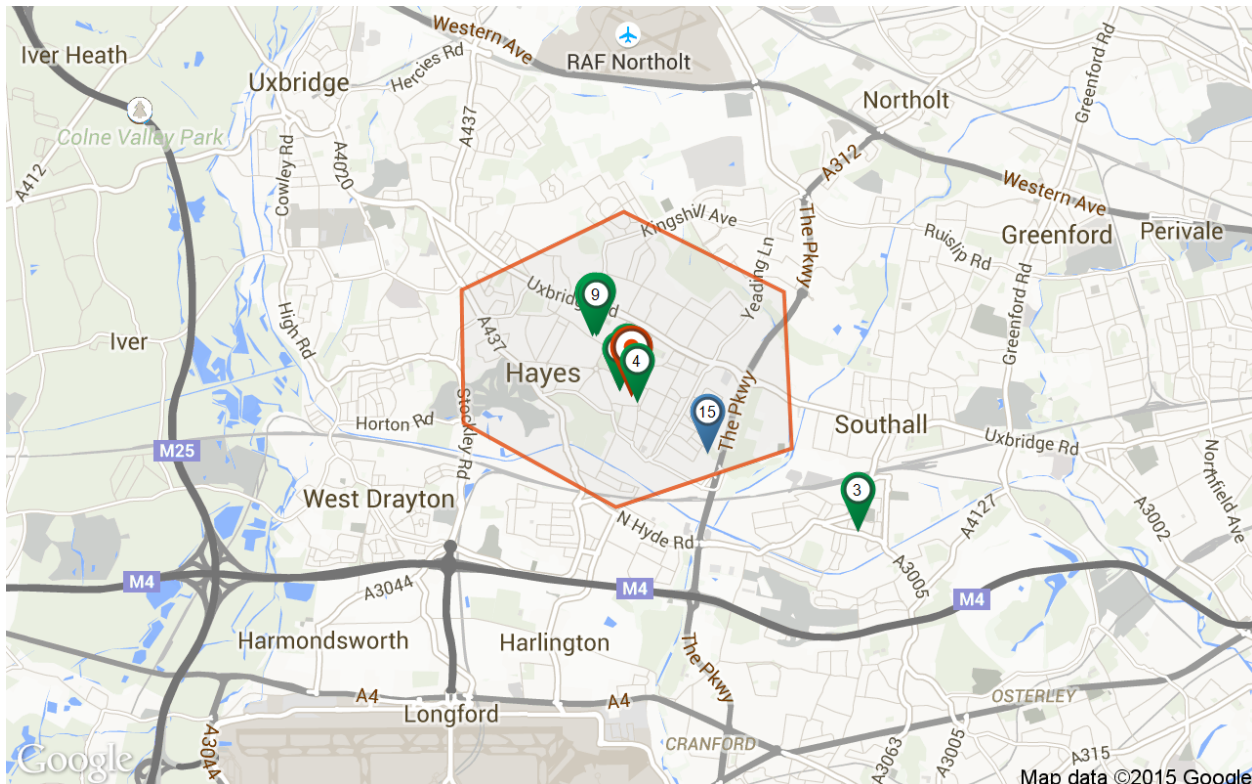
Chart key: Relevant comparables, Supportable valuation mid point, Price (client)

Property type 3 - Surveyor's comment

All the available comparables are resale stock with the majority built within the past 5 years.

Property type 3 - Comparables map

Relevant comparables are shown in green and local comparables (not used for supportable valuation) in blue in the map below.



Property type 3 - Relevant comparables listing

Map ID	Source	Street	Postcode	Sq. Ft.	Valuation Date	Historic Value	Indexed Value	£psf	Year Built	Distance (m)
1	Surveyor	Wood End Green Road	UB3 2SL	1098	Mar 2013	£338,000	£338,000	£307	2013	877
2	Surveyor	Barra Wood Close	UB3 2UJ	1033	Oct 2013	£336,000	£336,000	£325	2013	894
3	Surveyor	Chestnut Close	UB2 1JG	1011	Dec 2008	£335,000	£335,000	£331	1960	3223
4	Surveyor	Church Road	UB3 2LE	1098	Jul 2011	£362,000	£362,000	£329	2011	95
5	Surveyor	Monarch Drive	UB3 2FY	1098	Oct 2011	£358,000	£358,000	£326	2011	133
6	Hometrack	ALBACORE WAY HAYES	UB3 2FS	1195	Apr 2013	£292,995	£364,628	£305	2013	151
7	Hometrack	ALBACORE WAY HAYES	UB3 2FS	1130	Apr 2013	£292,995	£364,628	£322	2013	157
8	Hometrack	BARRA WOOD CLOSE HAYES	UB3 2UJ	1033	Nov 2013	£285,000	£347,384	£336	2013	871
9	Hometrack	BARRA WOOD CLOSE HAYES	UB3 2UJ	1098	Oct 2013	£299,950	£367,444	£334	2013	856
10	Hometrack	BARRA WOOD CLOSE HAYES	UB3 2UJ	958	Oct 2013	£309,950	£379,694	£396	2013	874
11	Hometrack	BARRA WOOD CLOSE HAYES	UB3 2UJ	990	Sep 2013	£294,950	£361,372	£365	2013	892
12	Hometrack	BARRA WOOD CLOSE HAYES	UB3 2UJ	915	Sep 2013	£310,000	£379,811	£415	2013	894
13	Hometrack	FREMANTLE WAY HAYES	UB3 2FX	1184	Sep 2012	£299,995	£380,440	£321	2012	172
14	Hometrack	WOOD END GREEN ROAD HAYES	UB3 2SL	1098	Mar 2013	£284,950	£355,828	£324	2013	908

Property type 3 - Other comparables in local market

Map ID	Source	Street	Postcode	Sq. Ft.	Valuation Date	Historic Value	Indexed Value	£psf	Year Built	Distance (m)
15	Hometrack	GLENISTER GARDENS HAYES	UB3 3FA	1055	Jan 2015	£290,000	£301,699	£285	2012	1169

Property type 4 - 3 bed Mid Terrace (1250 - 1350 Sq. Ft.)

Property type 4 - Summary values

	Current £	Current £psf	£500,000	£500
Supportable valuation	£370,000	£285		
Relevant comparables	£369,515	£280		
New build comparables	£383,730	£286		
Resale comparables	£345,825	£272		
Relevant comparables low	£310,000	£253		
Relevant comparables high	£476,329	£327		

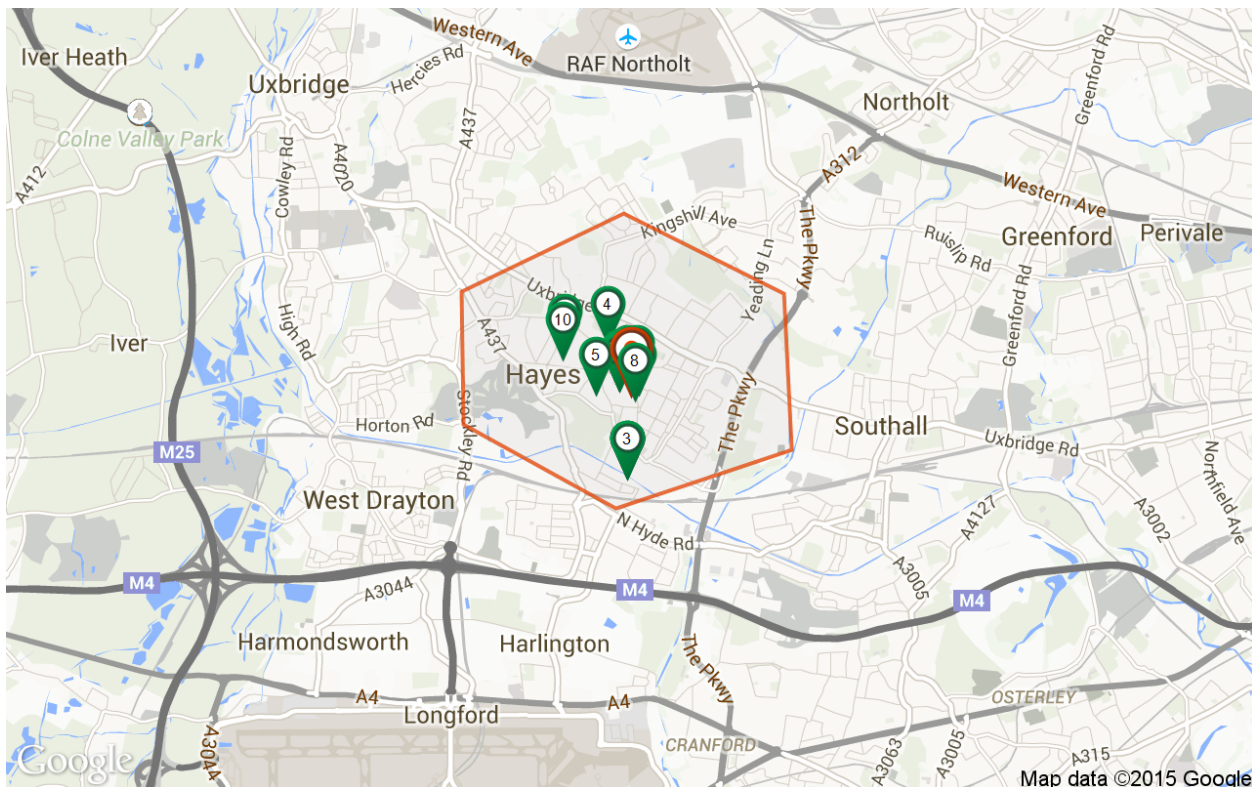
Chart key: Relevant comparables, Supportable valuation mid point, Price (client)

Property type 4 - Surveyor's comment

New build properties in the town area are significantly higher than comparable resale properties due to location and the great transport links nearby.

Property type 4 - Comparables map

Relevant comparables are shown in green and local comparables (not used for supportable valuation) in blue in the map below.



Property type 4 - Relevant comparables listing

Map ID	Source	Street	Postcode	Sq. Ft.	Valuation Date	Historic Value	Indexed Value	£psf	Year Built	Distance (m)
1	Surveyor	Waterside	UB3 1AN	1250	May 2015	£349,950	£349,950	£279	2015	1001
2	Surveyor	Waterside	UB3 1AN	1200	May 2015	£310,000	£310,000	£258	2015	1001
3	Surveyor	Waterside	UB3 1AN	1350	May 2015	£425,000	£425,000	£314	2015	1001
4	Surveyor	Wood End Road	UB3 2SH	1261	May 2015	£325,000	£325,000	£257	1985	691
5	Surveyor	Chestnut Close	UB3 1JG	1307	Feb 2015	£349,000	£349,000	£267	1935	413
6	Surveyor	Church Road	UB3 2LL	1227	Jan 2013	£316,000	£316,000	£257	1935	98
7	Hometrack	ALBACORE WAY HAYES	UB3 2FS	1399	Mar 2015	£350,000	£355,049	£253	2013	177
8	Hometrack	CHURCH ROAD HAYES	UB3 2LE	1453	Feb 2014	£400,000	£476,329	£327	2014	73
9	Hometrack	HAMBLE DRIVE HAYES	UB3 2FN	1432	Feb 2014	£352,000	£419,170	£292	2011	175
10	Hometrack	VARCOE GARDENS HAYES	UB3 2FF	1313	Dec 2014	£340,000	£358,842	£273	2011	934
11	Hometrack	DIVINE WAY HAYES	UB3 2FE	1421	Oct 2014	£340,000	£364,120	£256	2011	970
12	Hometrack	ALBACORE WAY HAYES	UB3 2FS	1442	May 2013	£309,995	£384,117	£266	2013	159
13	Hometrack	ALBACORE WAY HAYES	UB3 2FS	1195	Apr 2013	£292,995	£364,628	£305	2013	151
14	Hometrack	ALBACORE WAY HAYES	UB3 2FS	1292	Apr 2013	£287,995	£358,406	£277	2013	154
15	Hometrack	ALBACORE WAY HAYES	UB3 2FS	1130	Apr 2013	£292,995	£364,628	£322	2013	157
16	Hometrack	FREMANTLE WAY HAYES	UB3 2FX	1345	Oct 2012	£310,000	£392,016	£291	2012	172