

**Viability Report into the Potential
Impact of Proposed Policy DM2 and its
Accompanying Text**

For



**Winchester District
Local Plan Part 2**

Final Report

June 2016

Contents

1. Introduction	3
2. The council's current standards	4
3. The Council's aspirations regarding Building Regulations and space standards	4
4. What the objectors say	5
5. Likely impact on viability from Part M4 (2) & (3)	5
6. Likely impact on viability from the Nationally Described Space Standards	6
7. Likely impact on viability from the maximum space standards	9
8. Considerations	9
9. Conclusions	10

The logo for Adams Integra, featuring the company name in white, uppercase letters on a dark blue square background.

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1. Introduction

- 1.1 Adams Integra has been instructed to advise the Council in respect of potential viability issues, arising from proposed policy DM2 and accompanying text, as set out in the Local Plan Part 2 submission version.
- 1.2 The Council's position starts with the identified need for 2 and 3 bedroom homes, as evidenced by the Strategic Housing Market Assessment. This was brought into policy as CP2 Housing Provision and Mix in the Local Plan Part 1. Since the adoption of Local Plan Part 1, the Government has revised a number of technical housing standards.
- 1.3 The recently published Local Plan Part 2 includes policies that reflect these new housing standards.
- 1.4 Objections have been received from the development industry and these relate in particular to policy DM2 and the accompanying text. The specific issues are the viability of applying the optional Building Regulations Part M4(2), the adoption of Nationally Described Space Standards (NDSS) for affordable housing and the imposition of lower and upper floor area limits for market housing.
- 1.5 The wording of Policy DM2 is set out below:

"In order to provide for a suitable mix of housing, in accordance with Policy CP2, all new dwellings constructed in the District should exceed a minimum gross internal floor area of 39 sqm and affordable dwellings should meet the relevant 'nationally described space standards' in full.

In addition, two-bedroomed housing should not generally exceed 100 sqm when first constructed, and three-bedroomed housing 150 sqm when first constructed. Proposals that provide for dwellings bigger than the maximum sizes above will be expected to justify the excess in relation to the requirements of Policy CP2. Maximum dwelling sizes relate to the gross external floor area of the dwelling as permitted, including attached buildings (conservatories, porches, garages, etc). Detached garages and other outbuildings are not counted."

- 1.6 It should be noted that the need for affordable housing to meet NDSS standards is a requirement of policy DM2, while it is an aspiration to have affordable housing built to Part M4 category 2 standards.
- 1.7 In order to comment upon viability issues, we will set out the requirements of NDSS and Part M4 (2). We will then consider the comments of the objectors to policy DM2 before considering the evidence which points towards a viability conclusion.
- 1.8 We have been asked to provide a high level assessment of the impact of building regulations changes, given that these are aspirations. We will then give more detailed consideration to the policy-based requirements relating to NDSS and maximum space standards. It has been agreed with the Council, however, that this viability assessment is not expected to require viability modelling.
- 1.9 We are attaching, as Appendix 1, a series of tables that set out the gross external floor areas of both new build and nearly new homes across Winchester District, measured in accordance with DM2. For the smaller units, we also show the gross

internal area, being the measure for the minimum size unit. We will refer to this data in the context of the maximum space standards required by DM2.

- 1.10 The units shown in Appendix 1 are as evidenced by Rightmove during May and June 2016. Whilst the lists may not be exhaustive, we believe that they do represent a broad cross section of unit types within Winchester, such that reasonable conclusions might be drawn.

2. The Council's Current Standards

- 2.1 The Council's current space standards for affordable housing are set out in the Affordable Housing SPD adopted February 2008, specifically at paragraph 2.8:

- 1 bed properties should have 2 bed spaces
- 2 bed properties should have 4 bed spaces (other than those provided at the expense of 1 bed properties which may be permitted to have 3 bed spaces)
- 3 bed properties 5 bed spaces
- 4 bed properties a minimum of 6 bed spaces

- 2.2 The more particular internal space requirements are (measured in Gross Internal Area GIA):

- 1 bed 2 bed space property: minimum 45 sqm
- 2 bed 3 bed space property: minimum 57 sqm
- 2 bed 4 bed space property: minimum 67 sqm
- 3 bed 5 bed space property: minimum 82 sqm
- 4 bed 6 bed space property: minimum 95 sqm

- 2.3 All new affordable homes should be built to Lifetime Homes standards, which predated and is similar to the new Building Regulations Category 2, Accessible and Adaptable Dwellings.

3. The Council's aspirations regarding Building Regulations and space standards

- 3.1 In September 2015 a report was produced for the Council by the Health and Housing Partnership, entitled Standards in New Homes in Winchester District. This report sought to provide evidence as to whether Building Regulations categories 2 and 3 should be applied to new homes and also whether the application of NDSS standards to new homes could be supported.
- 3.2 The report concluded that affordable housing should be built to category 2 standards, being broadly equivalent to Lifetime Homes and, therefore, already familiar to developers. In addition, this requirement could be applied to 20% of market housing.
- 3.3 Furthermore, the report suggested that all new homes should comply with NDDS.
- 3.4 The Nationally Described Space Standards were introduced by Government in March 2015. The table below is taken from those standards and sets out the gross internal floor areas that would apply.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ⁴			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

⁴ Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m².

3.5 In connection with space standards, the Council is looking to ensure that all new dwellings meet the minimum standard of 39 square metres, as shown in the table for a 1 bed 1 person unit (assuming a bathroom as opposed to a shower room). In addition, we have seen in policy DM2 that maximum gross external areas are being sought for 2 and 3 bedroom units, being 100 square metres and 150 square metres respectively. It should be noted that the Council's gross external figures would include, in particular, attached garages, whereas the NDSS areas would be taken within the dwelling itself, excluding garages.

4. What the objectors say

4.1 The Council has provided us with the comments of objectors, particularly in connection with proposed policy DM2. These objections can broadly be summarised as follows:

- It is overly prescriptive to artificially restrict dwelling sizes. Market requirements should prevail.
- The imposition of maximum sizes is inconsistent with national policy.
- The cost to comply with Part M4 (2) is broadly consistent with Lifetime Homes costs, at approximately £682 per dwelling. The cost to comply with category 3 is £16,000 to £20,000 per unit.

5. Likely impact on viability from Part M4 (2) & (3)

5.1 Part M4 of the building regulations is divided into three parts, of which we are concerned with categories 2 and 3.

5.2 Category 2 relates to the accessibility and adaptability of dwellings. Category 2A is concerned with the approach to the dwelling and covers such issues as step-free approaches and car parking. Category 2B deals with private entrances and spaces within the dwelling.

- 5.3 Category 3 relates to wheelchair user dwellings and requires reasonable provision for people to be able to gain access to and use a dwelling. This category must at least allow simple adaptation of a dwelling for wheelchair users.
- 5.4 We have seen above that the Council would be aiming to achieve category 2 on all affordable housing, with an aim to also achieve this standard on 20% of market housing, particularly on larger sites. The main objector on this issue quoted a broad cost of £682 per dwelling to achieve this. We have compared this cost with the overall superstructure costs, as taken from BCIS for Winchester, as at 30th April 2016. The median cost per square metre, excluding externals, is approximately £1,400, blended between houses and flats. If we apply this to an average size property of, say, 100 square metres, the total build cost would be £140,000. On this basis, an extra-over cost to comply with category 2 would equate to approximately 0.5%.
- 5.5 We do not consider that this would have any significant impact upon viability, especially as this cost is already being incurred on affordable housing as the Lifetime Homes standard and will only apply on 20% of the market housing, so the extra cost can be spread across a development site. On this basis we see no need for more detailed viability modelling.
- 5.6 With regard to Part M4 (3), the Council is not being prescriptive on numbers, saying that 'a small number' of units may be required to meet this standard. If we were to make a broad assessment of the unit numbers with category 3 provision that might be viable, we might adopt the following rationale:
1. Assume a site of 100 units with an average size of 100 sqm and an average superstructure build cost of £140,000. The total superstructure cost would, therefore, be £14,000,000.
 2. Assume an average cost per unit to comply with category 3 of £18,000, based upon a mid-range figure from the costs proposed by objectors, as above.
 3. Assume that a developer could absorb additional superstructure costs of 2%, before claiming that these costs were making the development unviable. This additional cost would therefore equate to £280,000 across the whole development.
 4. This would allow the category 3 costs to be applied to some 15 units, being £280,000 divided by £18,000, or 15% of the total number of units.
- 5.7 It should be noted that this only assesses impact on the costs, assuming the same mix and number of units. The viability position might be different if numbers change to accommodate the design requirements of category 3.

6. Likely impact on viability from the Nationally Described Space Standards

- 6.1 Policy DM2 takes the lower standard of 39 sqm from NDSS and requires that all new dwellings should exceed this gross internal floor area. In addition, the policy states that all affordable housing should meet NDSS standards in full.
- 6.2 With regard to the lower floor area, the table at Appendix 1 shows the gross internal floor area of a number of flats and studios. It will be seen that the majority of these exceed the minimum floor area. There is, however, a single one bedroom flat that is below this floor area, as are the two studios.

- 6.3 The evidence indicates that most one bedroom flats would satisfy this minimum requirement and we would not, therefore, anticipate any viability problems arising from it. It would appear, however, that a studio flat would currently be built to a smaller area; we would expect this to apply particularly to student accommodation. Policy DM2 relates to 'all new dwellings', so would only apply to student accommodation if it consisted of self-contained 'dwellings', which is not usually the case.
- 6.4 In terms of the house types that the Council might expect to contribute most to its housing supply, we do not expect this minimum requirement to prevent such units being built. The Council's Annual Monitoring Report (2015) indicates that 1 bedroom dwellings constituted only 10% of completions in 2014/15 and the average over the last 9 years has been 16.4%. Appendix 1 suggests that studio flats comprised less than 5% of the dwellings assessed, with student accommodation not featuring at all.
- 6.5 With regard to affordable housing, the Council's requirement is that it should meet NDSS standards in full. The Council's current affordable housing standards are set out above but, for the ease of reference, we repeat them below and compare them to the current NDSS standard.

Table 2: comparing affordable housing minimum floor areas (GIA)

Unit type	No. of persons	Affordable Housing SPD Min. floor area sqm	NDSS Floor area Sqm flats	NDSS Floor area Sqm houses
1 bed	2	45	50	58
2 bed	3	57	61	70
2 bed	4	67	70	79
3 bed	5	82	86	93
4 bed	6	95	99	106

- 6.6 From this it will be seen that the Council's minimum requirements for affordable housing are below the NDSS levels. In order to understand, however, whether the larger units would, in practice, have an adverse viability implication, we need to consider the affordable unit sizes that are actually being built in Winchester.
- 6.7 We have looked at the proposed affordable provision for three recent planning applications. In some instances there is a limited level of information that omits, for example, the number of persons that a particular house type would assume. We do believe, however, that the information provides a good indication of floor areas compared to NDSS standards. The three sites and their affordable accommodation are:

1. Hill Pound, Swanmore, planning reference 15/01693

Information from the Affordable Housing Statement:

1 bed house	53 sqm NDSS would be 50-58 sqm.
2 bed house	78 sqm NDSS would be 70-79 sqm.
3 bed house	86 sqm NDSS would be 84 sqm.
3 bed house	98 sqm NDSS would be 93 sqm.

2. Police HQ Winchester, planning reference 15/01217

Information from the Accommodation schedule

1 bed flat 2p	45 sqm to 49 sqm NDSS would be 50 sqm.
2 bed flat 3p	58 sqm to 68 sqm NDSS would be 61 sqm.

In this instance, the majority of 1 bed flats are over 47 sqm and the majority of 2 bed flats are over 61 sqm.

3. Forest Road, Waltham Chase. Planning reference 15/01106

From the Affordable Housing Statement

1 bed flat	45 sqm NDSS 2 person would be 50 sqm.
2 bed flat	72 sqm NDSS 4 person would be 70 sqm.
2 bed house	72 sqm NDSS 3 person would be 70 sqm. NDSS 4 person would be 79 sqm.
3 bed house	82 sqm NDSS 4 person would be 84 sqm.

6.8 Whilst the information is not complete for all the sites, we believe it does indicate that current affordable housing units are being proposed broadly in line with NDSS, with a couple of exceptions. These would include the 1 bed, and some of the 2 bed, units at the Police HQ, along with the 1 bed flats and 3 bed houses at Waltham Chase.

6.9 In addition, we are aware of affordable unit sizes being built in other authorities, as follows:

Wealden DC (East Sussex) 2015

1bx2p flats (1 storey) @ 50 sqm (affordable rent)

2bx4p house (2 storey) @ 72 sqm (shared ownership)

3bx5p house (2 storey) @ 94 sqm (affordable rent)

Ramsgate (Thanet DC) 2014

1bx2p flats (1 storey) @ 50 sqm

2bx3p flats (1 storey) @ 62 sqm

3bx5p house (2 storey) @ 105 sqm

4bx6/7p house (2 storey) @ 123 sqm

Stanford Le Hope (Thurrock BC) - shared ownership, 2016

1bx2p flats (1 storey) @ 50 sqm

2bx3p flat (ditto) @ 65 sqm

6.10 From this it will be seen that the NDSS requirements are being either matched or exceeded, with the exception of the shared ownership, 2 bedroom house in Wealden, which is 72 sqm, as opposed to the NDSS figure of 79sqm.

6.11 From the above we would conclude that, whilst there might be an extra cost in complying with NDSS in some instances, it is possible that the larger units would command a higher rental, such that the impact on viability would be minimised. This would become more apparent on a site by site basis, being dependent upon both location and affordability criteria.

7. Likely impact on viability from the maximum space standards

- 7.1 The table attached at Appendix 1 shows gross external floor areas for a number of 2 and 3 bedroom properties, both new and nearly new. In accordance with policy DM2, the floor areas include garages, where they are either attached or integral, as well as conservatories and enclosed porches. We are also showing the gross internal areas of studios and 1 bedroom flats, to test the supply of homes that might be less than 39 square metres.
- 7.2 With regard to the proposed application of maximum space standards on 2 and 3 bedroom properties, a number of points need to be raised.
- (1) New build 2 bedroom flats appear to fall below the maximum floor area in policy DM2 (100sq m). We did, however, see one second hand 2 bedroom flat at Holly Meadows, Winchester, which exceeded the maximum area.
 - (2) With regard to houses, the number of floors would appear to have a significant bearing on whether the maximum floor areas are exceeded. New build 2 bedroom houses on 2 floors are mostly within 100 sqm, with the exception of examples at Winchester Village and Stiles Yard, Alresford. Amongst the nearly new, 2 bedroom houses on 2 floors, most are below 100sqm, with the exception of an example at Bakeland Gardens, Alresford.
 - (3) Three bedroom properties can be on either 2 or 3 floors. In general, those houses on 2 floors all fall below the maximum area of 150 sqm. There is an exception at Rosewarne Court, Hyde, Winchester. This is a 3 bed house on two floors with an integral garage, which is included in the area. The garage has an area of 15 square metres, so if this were to be excluded, the area would fall to 147 square metres.
 - (4) Three bedroom properties on more than 2 floors generally exceed the Council's maximum floor area. Appendix 1 shows ten 3 bedroom houses on more than 2 floors. Of these, 6 exceed the maximum area. In only two of these there is an integral garage, which is contributing to the larger floor area.
 - (5) The 3 storey houses are mainly located in Winchester, with a further example at Whiteley. We would expect to see 3 storey houses being built in either existing urban areas, where surrounding properties might be to a similar height, or on large Greenfield sites, where there are no existing design criteria.

8. Considerations

- (1) We are solely concerned with the potential viability implications, arising from the imposition of policy DM2 and its accompanying text.
- (2) By agreement with the Council, we have not considered it necessary to undertake any viability modelling; this is, therefore, a high level assessment, using available evidence of floor areas that are being built, from which to assess whether the proposed standards will have adverse viability impacts. In this regard, we are considering whether developers are building 2 and 3 bedroom units that are significantly larger than the proposed sizes, with the result that smaller sizes could impact on viability.

- (3) With regard to the Council's aspirations for Building Regulations Part M4, category 2, to apply to all affordable housing and to 20% of market housing, we do not believe that this would have a significant adverse impact on viability. We have seen that the typical extra cost would be around 0.5% of the build cost. We would expect this to be absorbed by both registered providers and developers, such that the provision of affordable homes was not affected.
- (4) The imposition of category 3 would have a greater cost per unit, but would only apply to 'a small number' of properties. We are informed by the Council that that this would apply primarily to very large sites and we have concluded above that a small number of wheelchair homes could be created on a larger site, within a tolerable extra build cost.
- (5) With regard to the viability impact of requiring all affordable homes to achieve NDSS floor areas; we have seen that the current Council standards from the Affordable Housing SPD of 2008 are smaller than those now sought by NDSS standards. We have demonstrated above, however, that the development industry has already adopted floor areas for affordable housing that are close to NDSS requirements.
- (6) We have concluded that the provision of either market or affordable housing should not be adversely impacted by the imposition of a lower unit size limit of 39 square metres.
- (7) Regarding the imposition of a maximum area on 2 and 3 bedroom properties, we would conclude that this could have a viability impact on three storey development in higher value urban locations, where a higher existing use value can necessitate a greater floor area to make a development viable.
- (8) On strategic, Greenfield sites, however, the existing use value will be lower, such that viability should be maintained with units of the Council's proposed maximum size.
- (9) The Council should be aware of the potential for niche markets, such as self-build and retirement, to provide units that might be larger than the proposed maximum. The self-build requirement for a particular floor area will relate to personal choice and budget, as opposed to a more speculative market. In the retirement sector there are companies providing for the upper end of the market, where purchasers will be buying down from a larger property and will expect to see a smaller number of larger rooms, typically with two or three bedrooms. This could result in gross external floor areas that exceed the Council's proposed maximums.

9. Conclusions

- (1) We would conclude that the imposition of the Building Regulations Part M4 standards would not have a significant bearing upon viability. This assumes that the category 3 standard would only be applied to a small proportion of dwellings on larger sites.
- (2) We would conclude that the imposition of NDSS standards on affordable housing should not have a significant impact upon viability, on the basis that units being provided by developers are either close to or exceed NDSS requirements. In instances where specific units fall below the standard, for example some 1 bedroom flats, viability need not be affected if rents and values can increase with the larger floor area.

- (3) We would conclude that the cumulative impact of Part M4 (2) and the imposition of NDSS standards should not have a significant impact upon viability.
- (4) We would conclude that the imposition of the gross internal floor area of 39sqm should not have an adverse impact upon viability.
- (5) We would conclude that the imposition of the maximum floor areas in policy DM2 should not have a significant impact on Greenfield sites or on two storey development. It could, however, have an adverse viability impact upon the provision of 3 storey units in urban areas. The Council should also be aware of potential adverse impacts on niche markets, such as upmarket retirement developments.

Attachment: Appendix 1 Table of floor areas.

End of Report

**Adams Integra
June 2016**

Appendix 1

Table of gross external floor areas (GEA)
Also shows gross internal area of flats only (GIA)

Newbuild Flats

Address	Housetype	Number of floors	GEA sqm	GIA sqm
Apt 15, The Limes, Winchester	1 bed flat	1	60.50	48.20
Church Green Close, Kings Worthy	1 bed flat	1	53.90	46.10
Forest Road, Denmead	1 bed flat	1	50.40	42.70
Evergreen Court, Denmead	1 bed flat	1	58.00	
The Spinney, Parklands, Denmead	1 bed flat	1	54.40	47.28
Apt 16 The Limes, Winchester	2 bed flat	1	88.60	77.70
Clarendon Ct, Park Rd, Winchester	2 bed flat	1	99.90	88.80
St Georges St, Winchester	2 bed flat	1	73.60	64.00
St Georges St, Winchester	2 bed flat	1	58.10	50.50
The Cleary, Winchester	2 bed flat	1	90.00	
St Georges Walk, Bishops Waltham	2 bed flat	1	86.00	
Plot 5, Evergreen Court, Denmead	2 bed maisonette	2	84.00	
Plot 2, Station Road, Wickham	2 bed flat	1	67.00	

* calculated by adding 15% to the internal area.

Appendix 1

Table of gross external floor areas (GEA)

Newbuild 2 bed houses

Address	Housetype	Number of floors	GEA sqm
May Cottage, Sutton Scotney	2 bed house	2	75.10
Winchester Road, Upham	2 bed house	2	90.30
The Brandon, Winchester Village	2 bed house	2	94.00
The Norris, Winchester Village	2 bed house	2	109.20
The Lefroy at Winchester Village	2 bed house	2	86.73
Stiles Yard, Alresford	2 bed house	2	115.60
Upham	2 bed house	2	91.35
Clewers Place, Waltham Chase	2 bed house	2	94.60
The Farthings, Wickham	2 bed house	2	81.90

Appendix 1

Table of gross external floor areas (GEA)

Newbuild 3 bed houses

Address	Housetype	Number of floors	GEA sqm	
The Dashwood at Winchester Village	3 bed house	2	98.00	
The Gardiner at Winchester Village	3 bed house	2	112.70	
Orchard Place, Winchester	3 bed house	2	146.00	
Orchard Place, Winchester	3 bed house	2	135.00	
Plot 6, William Place, Chilbolton Av. Winchester	3 bed house	3	213.00	
Plot 3, William Place, Chilbolton Av. Winchester	3 bed house	3	186.30	
Plot 4 William Place, Winchester	3 bed house	3	189.17	
Plots 1 and 2, William Place, Winchester	3 bed house	3	248.17	
Plots 10 and 12 William Place, Winchester	3 bed house	3	231.62	Includes garage
The Austin at The Limes, Winchester	3 bed house	3	175.36	
The Old Fire Station, Winchester	3 bed house	3	164.40	
The Old Fire Station, Winchester	3 bed house	3	144.00	
The Old Fire Station, Winchester	3 bed house	3	154.10	
The Old Fire Station, Winchester	3 bed house	3	124.00	
The Hurlingham, St Faiths Court, Winchester	3 bed house	3	278.80	Includes garage
The Garrick, St Faiths Court, Winchester	3 bed house	3	212.60	
Elizabeth, St Georges Walk, Bishops Waltham	3 bed house	2	103.00	
The Elmhurst, Scholars Grange, Swanmore	3 bed house	2	102.90	
Swanmore	3 bed house	2	166.00	Includes garage
Mere Close, Swanmore	3 bed house	2	109.00	
Mere Close, Swanmore	3 bed house	3	114.00	
Bancroft, Scholars Grange, Swanmore	3 bed house	2	145.00	Includes garage
Upham	3 bed house	2	112.00	
Waltham Chase	3 bed house	2	110.00	
Evergreen Court, Denmead	3 bed house	3	147.00	
Wickham	3 bed house	2	70.00	
9 Spring Gardens, Alresford	3 bed bungalow	1	94.70	
The T House, Kings Worthy	3 bed house	2	130.80	
The Short House, Kings Worthy	3 bed house	2	107.60	
Hill Crest, Mortimer Close, Kings Worthy	3 bed house	2	221.00	Includes garage
Winchester Road, Upham	3 bed house	2	112.30	
Wonston Road, Sutton Scotney	3 bed house	2	130.90	

Appendix 1

Table of gross external floor areas (GEA)
Also shows gross internal area of flats only (GIA)

Nearly new

Address	Housetype	Number of floors	GEA sqm	GIA sqm
Tower Street, Winchester	Studio	1		28.40
Bilberry Court, Staple Gardens, Winchester	Studio	1		29.00
David Cowan House, Sussex St, Winchester	1 bed flat	1		58.80
Athelstan Road, Winchester	1 bed flat	1		37.50
Holly Meadows, Winchester	2 bed flat	1	125.95	111.70
Queens Ct, Peninsula Sq, Winchester	2 bed flat	1	84.70	75.30
Rowan Close, Whiteley	2 bed flat	1	70.00	60.90
Winton Close, Winchester	2 bed house	2	80.13	
Oak Coppice Road, Whiteley	2 bed house	2	65.00	
Silver Birch Way, Whiteley	2 bed house	2	68.00	
Bakeland Gardens, Alresford	2 bed house	2	114.75	
Rosewarne Ct, Hyde, Winchester	3 bed house	2	162.38	
Greenacres, Andover Road, Winchester	3 bed house	2	96.40	
Mollison Rise, Whiteley	3 bed house	2	115.20	
Meadowside, Whiteley	3 bed house	2	81.90	
Friary Gardens, Winchester	3 bed house	3	209.00	
Chilbolton Avenue, Winchester	3 bed house	3	133.70	
Dumas Drive, Whiteley	3 bed house	3	154.20	



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