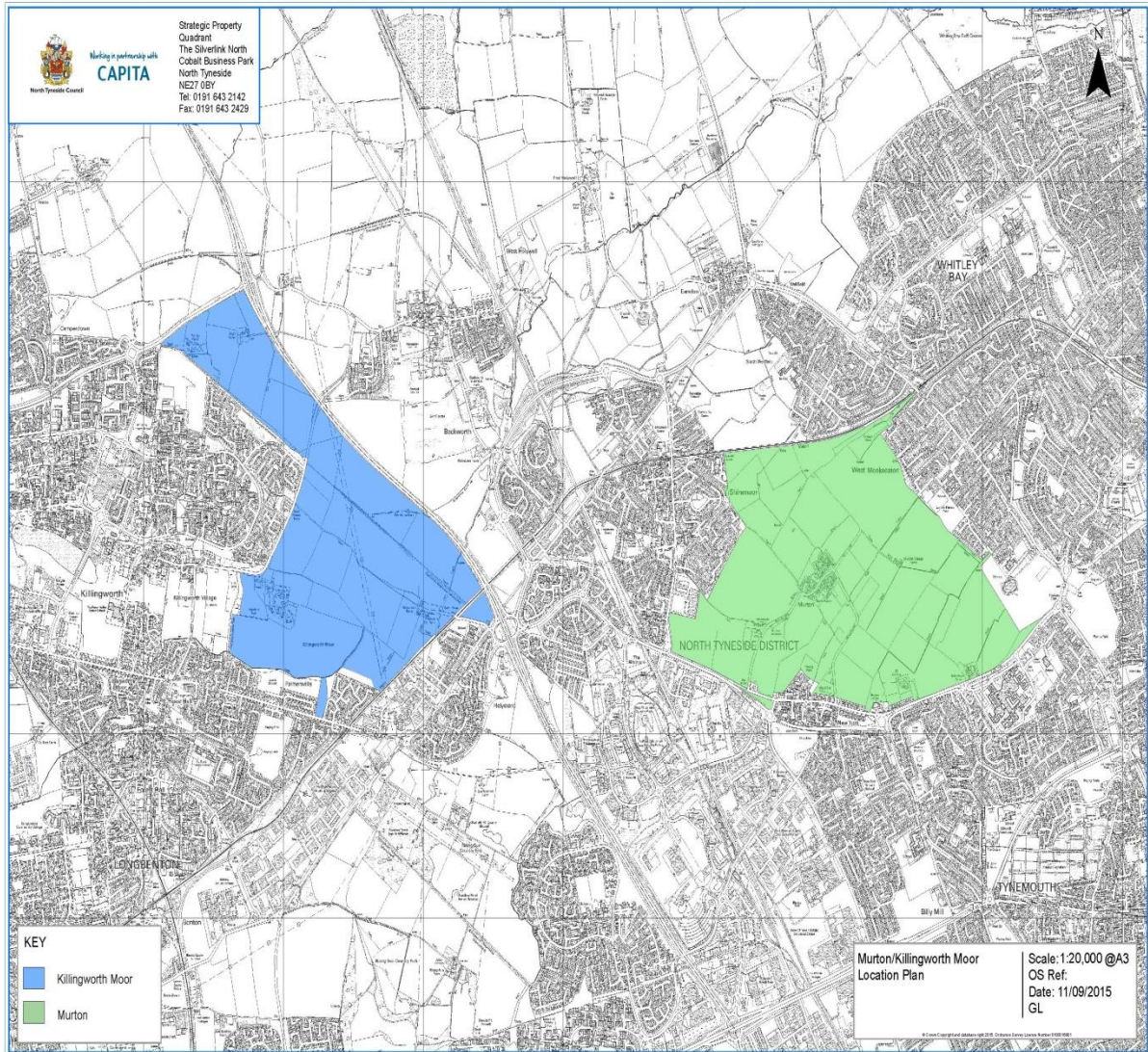


## **Appendix 1 - Location Plan**



## **Appendix 2 – Housing Mix**

# CAPITA

No. of units Murton	No of units Killingworth	Size (m2)	House Type	Tenure/Phase	Sales Valuation
10	8	65	2 Bed House	Open Market Build phase 1	£150,000
347	290	90	3 Bed House	Open Market Build phase 1	£210,000
408	340	140	4 Bed + House	Open Market Build phase 1	£325,000
110	80	65	2 Bed House	Affordable Rent phase 1	£65,000
81	79	85	3 Bed House	Affordable Rent phase 1	£75,000
34	27	65	2 Bed House	Shared Ownership phase 1	£70,000
30	26	85	3 Bed House	Shared Ownership phase 1	£80,000
7	6	65	2 Bed House	Open Market Build phase 2	£150,000
247	221	90	3 Bed House	Open Market Build phase 2	£210,000
291	260	140	4 Bed + House	Open Market Build phase 2	£325,000
75	63	65	2 Bed House	Affordable Rent phase 2	£65,000
61	59	85	3 Bed House	Affordable Rent phase 2	£75,000
25	22	65	2 Bed House	Shared Ownership phase 2	£70,000
20	19	85	3 Bed House	Shared Ownership phase 2	£80,000
12	5	65	2 Bed House	Open Market Build phase 3	£150,000
427	170	90	3 Bed House	Open Market Build phase 3	£210,000
502	200	140	4 Bed + House	Open Market Build phase 3	£325,000
135	47	65	2 Bed House	Affordable Rent phase 3	£65,000
100	47	85	3 Bed House	Affordable Rent phase 3	£75,000
48	16	65	2 Bed House	Shared Ownership phase 3	£70,000
30	15	85	3 Bed House	Shared Ownership phase 3	£80,000

## **Appendix 3 - Sales Comparables**

## Appendix ##

Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
19, Greenacres Close	NE12 6SG	House	93.78	£139,950	<b>£1,492</b>	North of Killingworth Town Centre
9, Greenacres Close	NE12 6SG	House	93.78	£139,950	<b>£1,492</b>	North of Killingworth Town Centre
25, Greenacres Close	NE12 6SG	House	93.78	£139,950	<b>£1,492</b>	North of Killingworth Town Centre
8, Greenacres Close	NE12 6SG	House	93.78	£145,950	<b>£1,556</b>	North of Killingworth Town Centre
34, Greenacres Close	NE12 6SG	House	101.84	£207,950	<b>£2,042</b>	North of Killingworth Town Centre
31, Greenacres Close	NE12 6SG	House	113.46	£220,000	<b>£1,939</b>	North of Killingworth Town Centre
1, Greenacres Close	NE12 6SG	House	93.78	£104,965	<b>£1,119</b>	North of Killingworth Town Centre
20, Greenacres Close	NE12 6SG	House	93.78	£149,950	<b>£1,599</b>	North of Killingworth Town Centre
26, Greenacres Close	NE12 6SG	House	93.78	£138,652	<b>£1,478</b>	North of Killingworth Town Centre
24, Greenacres Close	NE12 6SG	House	93.78	£145,950	<b>£1,556</b>	North of Killingworth Town Centre
18, Greenacres Close	NE12 6SG	House	93.78	£145,950	<b>£1,556</b>	North of Killingworth Town Centre
10, Greenacres Close	NE12 6SG	House	93.78	£145,950	<b>£1,556</b>	North of Killingworth Town Centre
23, Greenacres Close	NE12 6SG	House	80.89	£170,953	<b>£2,113</b>	North of Killingworth Town Centre
15, Greenacres Close	NE12 6SG	House	35.6	£149,950	<b>£4,212</b>	North of Killingworth Town Centre
22, Greenacres Close	NE12 6SG	House	55.98	£230,000	<b>£4,109</b>	North of Killingworth Town Centre
27, Greenacres Close	NE12 6SG	House	79.4	£129,392	<b>£1,630</b>	North of Killingworth Town Centre

Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
28, Greenacres Close	NE12 6SG	House	113.46	£220,000	<b>£1,939</b>	North of Killingworth Town Centre
33, Greenacres Close	NE12 6SG	House	115.26	£230,000	<b>£1,995</b>	North of Killingworth Town Centre
17, Greenacres Close	NE12 6SG	House	101.84	£199,453	<b>£1,958</b>	North of Killingworth Town Centre
21, Greenacres Close	NE12 6SG	House	90.12	£199,950	<b>£2,219</b>	North of Killingworth Town Centre
12, Greenacres Close	NE12 6SG	House	90.12	£186,000	<b>£2,064</b>	North of Killingworth Town Centre
29, Greenacres Close	NE12 6SG	House	90.12	£143,465	<b>£1,592</b>	North of Killingworth Town Centre
14, Greenacres Close	NE12 6SG	House	70.81	£149,950	<b>£2,118</b>	North of Killingworth Town Centre
4, Greenacres Close	NE12 6SG	House	80.89	£165,950	<b>£2,052</b>	North of Killingworth Town Centre
16, Greenacres Close	NE12 6SG	House	101.84	£209,950	<b>£2,062</b>	North of Killingworth Town Centre
5, Greenacres Close	NE12 6SG	House	80.89	£165,950	<b>£2,052</b>	North of Killingworth Town Centre
32, Greenacres Close	NE12 6SG	House	90.12	£189,950	<b>£2,108</b>	North of Killingworth Town Centre
11, Greenacres Close	NE12 6SG	House	90.12	£189,953	<b>£2,108</b>	North of Killingworth Town Centre
124 White Swan Close	NE12 6UG	Bungalow	39.57	£150,000	<b>£3,791</b>	North of Killingworth Town Centre
77, White Swan Close	NE12 6UG	House	92.69	£185,000	<b>£1,996</b>	North of Killingworth Town Centre
78, White Swan Close	NE12 6UG	House	102.25	£189,995	<b>£1,858</b>	North of Killingworth Town Centre
76, White Swan Close	NE12 6UG	House	92.69	£199,995	<b>£2,158</b>	North of Killingworth Town Centre
87 White Swan Close	NE12 6UG	House	78.48	£124,995	<b>£1,593</b>	North of Killingworth Town Centre
88 White Swan Close	NE12 6UG	House	96.66	£138,000	<b>£1,428</b>	North of Killingworth Town Centre

Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
86 White Swan Close	NE12 6UG	House	78.48	£124,995	<b>£1,593</b>	North of Killingworth Town Centre
85 White Swan Close	NE12 6UG	House	78.48	£124,995	<b>£1,593</b>	North of Killingworth Town Centre
81 White Swan Close	NE12 6UG	House	93.462	£199,995	<b>£2,140</b>	North of Killingworth Town Centre
80 White Swan Close	NE12 6UG	House	93.462	£194,995	<b>£2,086</b>	North of Killingworth Town Centre
57, White Swan Close	NE12 6UG	House	68.124	£199,995	<b>£2,936</b>	North of Killingworth Town Centre
53, White Swan Close	NE12 6UG	House	68.124	£199,995	<b>£2,936</b>	North of Killingworth Town Centre
56, White Swan Close	NE12 6UG	House	68.124	£199,995	<b>£2,936</b>	North of Killingworth Town Centre
42, White Swan Close	NE12 6UG	Flat	41	£69,995	<b>£1,707</b>	North of Killingworth Town Centre
46, White Swan Close	NE12 6UG	Flat	41	£71,396	<b>£1,741</b>	North of Killingworth Town Centre
38, White Swan Close	NE12 6UG	Flat	40	£59,496	<b>£1,487</b>	North of Killingworth Town Centre
37, White Swan Close	NE12 6UG	Flat	40	£84,995	<b>£2,125</b>	North of Killingworth Town Centre
40, White Swan Close	NE12 6UG	Flat	61	£111,995	<b>£1,836</b>	North of Killingworth Town Centre
39, White Swan Close	NE12 6UG	Flat	41	£104,995	<b>£2,561</b>	North of Killingworth Town Centre
49, White Swan Close	NE12 6UG	Flat	41	£61,000	<b>£1,488</b>	North of Killingworth Town Centre
47, White Swan Close	NE12 6UG	Flat	41	£108,995	<b>£2,658</b>	North of Killingworth Town Centre
36, White Swan Close	NE12 6UG	Flat	61	£109,995	<b>£1,803</b>	North of Killingworth Town Centre
44, White Swan Close	NE12 6UG	Flat	61	£113,995	<b>£1,869</b>	North of Killingworth Town Centre
51, White Swan Close	NE12 6UG	Flat	41	£114,950	<b>£2,804</b>	North of Killingworth Town Centre



Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
41, White Swan Close	NE12 6UG	Flat	41	£86,995	<b>£2,122</b>	North of Killingworth Town Centre
45, White Swan Close	NE12 6UG	Flat	41	£87,995	<b>£2,146</b>	North of Killingworth Town Centre
43, White Swan Close	NE12 6UG	Flat	41	£106,995	<b>£2,610</b>	North of Killingworth Town Centre
50, White Swan Close	NE12 6UG	Flat	41	£103,995	<b>£2,536</b>	North of Killingworth Town Centre
48, White Swan Close	NE12 6UG	Flat	61	£115,995	<b>£1,902</b>	North of Killingworth Town Centre
89, White Swan Close	NE12 6UH	House	78.48	£129,995	<b>£1,656</b>	North of Killingworth Town Centre
91, White Swan Close	NE12 6UH	House	56.916	£114,995	<b>£2,020</b>	North of Killingworth Town Centre
90, White Swan Close	NE12 6UH	House	56.916	£114,995	<b>£2,020</b>	North of Killingworth Town Centre
96, White Swan Close	NE12 6UH	House	56.916	£124,995	<b>£2,196</b>	North of Killingworth Town Centre
83, White Swan Close	NE12 6UH	House	96.66	£149,995	<b>£1,552</b>	North of Killingworth Town Centre
97, White Swan Close	NE12 6UH	House	56.916	£144,995	<b>£2,548</b>	North of Killingworth Town Centre
94, White Swan Close	NE12 6UH	House	78.48	£114,995	<b>£1,465</b>	North of Killingworth Town Centre
95, White Swan Close	NE12 6UH	House	78.48	£127,995	<b>£1,631</b>	North of Killingworth Town Centre
84, White Swan Close	NE12 6UH	House	96.66	£149,995	<b>£1,552</b>	North of Killingworth Town Centre
93, White Swan Close	NE12 6UH	House	96.66	£119,995	<b>£1,241</b>	North of Killingworth Town Centre
92, White Swan Close	NE12 6UH	House	78.48	£125,000	<b>£1,593</b>	North of Killingworth Town Centre
82, White Swan Close	NE12 6UH	House	96.66	£142,995	<b>£1,479</b>	North of Killingworth Town Centre
30 Balliol Mews	NE12 8BF	House	79.74	£147,950	<b>£1,855</b>	Benton
26 Balliol Mews	NE12 8BF	House	66.84	£117,000	<b>£1,750</b>	Benton
31 Balliol Mews	NE12 8BF	House	79.74	£149,950	<b>£1,880</b>	Benton

Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
27 Balliol Mews	NE12 8BF	House	66.84	£117,250	<b>£1,754</b>	Benton
29 Balliol Mews	NE12 8BF	House	79.74	£147,950	<b>£1,855</b>	Benton
28 Balliol Mews	NE12 8BF	House	66.84	£139,950	<b>£2,094</b>	Benton
1 Queensbury Gate	NE12 8JW	House	77.66	£159,950	<b>£2,060</b>	Longbenton
2 Queensbury Gate	NE12 8JW	House	92.61	£169,950	<b>£1,835</b>	Longbenton
3 Queensbury Gate	NE12 8JW	House	92.61	£169,950	<b>£1,835</b>	Longbenton
4 Queensbury Gate	NE12 8JW	House	65.02	£135,000	<b>£2,076</b>	Longbenton
31, Miller Close	NE12 9ER	House	106	£204,995	<b>£1,934</b>	Lime Gardens development
30, Miller Close	NE12 9ER	House	88	£184,995	<b>£2,102</b>	Lime Gardens development
29, Miller Close	NE12 9ER	House	126	£237,496	<b>£1,885</b>	Lime Gardens development
33, Miller Close	NE12 9ER	House	106	£219,995	<b>£2,075</b>	Lime Gardens development
28, Miller Close	NE12 9ER	House	115	£219,995	<b>£1,913</b>	Lime Gardens development
32, Miller Close	NE12 9ER	House	100	£210,995	<b>£2,110</b>	Lime Gardens development
43, Miller Close	NE12 9ER	House	80	£171,995	<b>£2,150</b>	Lime Gardens development
42, Miller Close	NE12 9ER	House	115	£217,995	<b>£1,896</b>	Lime Gardens development
45, Miller Close	NE12 9ER	House	126	£254,995	<b>£2,024</b>	Lime Gardens development
44, Miller Close	NE12 9ER	House	80	£167,995	<b>£2,100</b>	Lime Gardens development
123 Cloverfield	NE27 0BE	House	90	£200,000	<b>£2,222</b>	Northumberland Park
83, Cloverfield	NE27 0BE	House	107.64	£199,000	<b>£1,849</b>	Northumberland Park
71, Cloverfield	NE27 0BE	House	130.5	£264,000	<b>£2,023</b>	Northumberland Park
119 Cloverfield	NE27 0BE	House	118.3	£226,000	<b>£1,910</b>	Northumberland Park
121 Cloverfield	NE27 0BE	House	118.3	£229,000	<b>£1,936</b>	Northumberland Park
113 Cloverfield	NE27 0BE	House	84.55	£192,000	<b>£2,271</b>	Northumberland Park
103 Cloverfield	NE27 0BE	House	86.04	£165,000	<b>£1,918</b>	Northumberland Park
105 Cloverfield	NE27 0BE	House	86.04	£185,000	<b>£2,150</b>	Northumberland Park
83a Cloverfield	NE27 0BE	House	107.64	£195,000	<b>£1,812</b>	Northumberland Park

Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
109, Cloverfield	NE27 0BE	House	95.82	£171,000	<b>£1,785</b>	Northumberland Park
99, Cloverfield	NE27 0BE	House	84.62	£210,000	<b>£2,482</b>	Northumberland Park
107 Cloverfield	NE27 0BE	House	95.82	£173,000	<b>£1,805</b>	Northumberland Park
111 Cloverfield	NE27 0BE	House	95.82	£153,000	<b>£1,597</b>	Northumberland Park
97, Cloverfield	NE27 0BE	House	130.5	£275,000	<b>£2,107</b>	Northumberland Park
24, Hastings Drive	NE27 0FL	House	59.13	£128,250	<b>£2,169</b>	Northumberland Park
22, Hastings Drive	NE27 0FL	House	59.13	£122,075	<b>£2,065</b>	Northumberland Park
20, Hastings Drive	NE27 0FL	House	59.13	£141,500	<b>£2,393</b>	Northumberland Park
14, Hastings Drive	NE27 0FL	Flat	58.2	£112,500	<b>£1,933</b>	Northumberland Park
16, Hastings Drive	NE27 0FL	Flat	58.7	£105,000	<b>£1,789</b>	Northumberland Park
12, Hastings Drive	NE27 0FL	Flat	63.1	£105,000	<b>£1,664</b>	Northumberland Park
18, Hastings Drive	NE27 0FL	Flat	63.1	£108,420	<b>£1,718</b>	Northumberland Park
6, Hastings Drive	NE27 0FL	Flat	63.1	£103,000	<b>£1,632</b>	Northumberland Park
10, Hastings Drive	NE27 0FL	Flat	58.7	£100,000	<b>£1,704</b>	Northumberland Park
8, Hastings Drive	NE27 0FL	Flat	58.2	£120,000	<b>£2,062</b>	Northumberland Park
2, Hastings Drive	NE27 0FL	Flat	58.2	£175,000	<b>£3,007</b>	Northumberland Park
34, Hastings Drive	NE27 0FL	House	83.6	£172,900	<b>£2,068</b>	Northumberland Park
46, Hastings Drive	NE27 0FL	House	85	£171,000	<b>£2,012</b>	Northumberland Park
42, Hastings Drive	NE27 0FL	House	83	£182,000	<b>£2,193</b>	Northumberland Park
50, Hastings Drive	NE27 0FL	House	84	£167,000	<b>£1,988</b>	Northumberland Park
40, Hastings Drive	NE27 0FL	House	83	£164,350	<b>£1,980</b>	Northumberland Park
12 Earlsmeadow	NE27 0GB	House	118.3	£233,000	<b>£1,970</b>	Northumberland Park
20, Earlsmeadow	NE27 0GB	House	118.3	£223,000	<b>£1,885</b>	Northumberland Park
6 Earlsmeadow	NE27 0GB	House	84.55	£187,000	<b>£2,212</b>	Northumberland Park
28, Earlsmeadow	NE27 0GB	House	139.35	£260,000	<b>£1,866</b>	Northumberland Park
26, Earlsmeadow	NE27 0GB	House	139.35	£250,000	<b>£1,794</b>	Northumberland Park
14, Stobswood Close	NE25 9GA	House	165	£377,000	<b>£2,285</b>	West Park development
12, Stobswood Close	NE25 9GA	House	151	£400,000	<b>£2,649</b>	West Park development
10, Stobswood Close	NE25 9GA	House	151	£379,995	<b>£2,517</b>	West Park development
9, Stobswood Close	NE25 9GA	House	114	£295,000	<b>£2,588</b>	West Park development
8, Stobswood Close	NE25 9GA	House	165	£400,000	<b>£2,424</b>	West Park development

Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
6, Stobswood Close	NE25 9GA	House	114	£305,000	<b>£2,675</b>	West Park development
15, Stobswood Close	NE25 9GA	House	134	£345,000	<b>£2,575</b>	West Park development
2, Stobswood Close	NE25 9GA	House	134	£349,000	<b>£2,604</b>	West Park development
4, Stobswood Close	NE25 9GA	House	165	£405,000	<b>£2,455</b>	West Park development
5, Stobswood Close	NE25 9GA	House	186	£450,000	<b>£2,419</b>	West Park development
3, Stobswood Close	NE25 9GA	House	114	£305,000	<b>£2,675</b>	West Park development
1, Stobswood Close	NE25 9GA	House	222	£490,000	<b>£2,207</b>	West Park development
3, Coanwood Drive	NE25 9GB	House	151	£375,000	<b>£2,483</b>	West Park development
5, Coanwood Drive	NE25 9GB	House	126	£325,000	<b>£2,579</b>	West Park development
1, Coanwood Drive	NE25 9GB	House	106	£350,000	<b>£3,302</b>	West Park development
9, Coanwood Drive	NE25 9GB	House	134	£354,995	<b>£2,649</b>	West Park development
7, Coanwood Drive	NE25 9GB	House	186	£454,995	<b>£2,446</b>	West Park development
3, Victoria Grove	NE25 9GD	House	126	£339,995	<b>£2,698</b>	West Park development
1, Victoria Grove	NE25 9GD	House	134	£357,995	<b>£2,672</b>	West Park development
2, Victoria Grove	NE25 9GD	House	114	£310,995	<b>£2,728</b>	West Park development
4, Victoria Grove	NE25 9GD	House	134	£352,995	<b>£2,634</b>	West Park development
8, Victoria Grove	NE25 9GD	House	151	£394,995	<b>£2,616</b>	West Park development
3, Hauxley Drive	NE25 9GE	House	126	£335,000	<b>£2,659</b>	West Park development

Address	Postcode	Property Type	Floor Area	Sale Price	£m2	Description
1, Hauxley Drive	NE25 9GE	House	165	£409,995	<b>£2,485</b>	West Park development
4, Hauxley Drive	NE25 9GE	House	114	£307,000	<b>£2,693</b>	West Park development
12, Hauxley Drive	NE25 9GE	House	114	£310,995	<b>£2,728</b>	West Park development
6, Hauxley Drive	NE25 9GE	House	126	£337,995	<b>£2,683</b>	West Park development
10, Hauxley Drive	NE25 9GE	House	151	£389,995	<b>£2,583</b>	West Park development
2, Hauxley Drive	NE25 9GE	House	165	£414,995	<b>£2,515</b>	West Park development

Note – all sales values taken from Land Registry or RightMove Sold Prices, floor areas taken from EPC Certificates or property particulars.