

**Savills Evidence of Annual House Sale Completions and Number of Outlets on Major Urban Extensions.**

Annual completion rates across several South West sites:

Name of Development	Local Authority	Total Number of Units	Maximum Annual Completions	Minimum Annual Completions	Average Annual Completions
Bradley Stoke, Bristol	South Gloucestershire	8,077	1,119	0	385
Emersons Green, Bristol	South Gloucestershire	2,868	564	3	319
RAF Quedgeley, Gloucester	Gloucestershire City	2,650	455	136	296
Moor Lane, Locking Castle, Weston Super Mare	North Somerset	1,519	283	127	205
Priory Vale, Swindon	Swindon Borough Council	3,967	1,098	102	661

There were at least 10 live marketing outlets on Priory Vale in 2005.

Below is a detailed schedule for Emersons Green annual completions, also showing the number of outlets trading per year:

	Emersons Green Area		96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	Total
Ref	Address	Developer									
3/135S/dr	Land at Hamlet IV - "Common Walk"	Beezer			54	6					60
3/135S/el	Land at Hamlet II - "The Pastures"	Persimmon	21	29	1						51
3/135S/eq	Land at Hamlets II & IV - "Summerlea"	Persimmon		25	65						90
3/135S/et	Land at Hamlet X - "Ash Ridge"	Wimpey			3	50	7				60
3/135S/fo	Land at Hamlet III	Wimpey		30	25						55
3/135S/fv	Land at Hamlet X1, Church Farm Phll	Redrow			38	30					68
3/135S/fw	Land at Hamlet X1, Church Farm Phll	Redrow				20	51	9			80
3/135S/gl	Land at Area A South - "Greenacres"	Wimpey	37	19							56
3/135S/gn	Land at Hamlet V - "Ashbourne Ridge"	Flower and Hays			3	35	29	11			78
3/135S/gt	Land at Hamlet X, Church Farm Phl	Redrow	3	44	20		3	1			71
3/135S/hr	Land at Hamlet VII - "The Chamberlains"	Bellway	3	37	32	4					76
3/135S/it	Land at Hamlet IX	Beezer			2	46	30				78
3/135S/ju	Land at Hamlet IX	David Wilson					90				90
3/135S/jw	Land at Hamlet IX	Barratt						54			54
3/135S/kb	Land at Hamlet VII and VIII	Barratt							147	122	269
3/135S/lt	Land at Hamlet VIII	Alfred McAlpine				36	35				71
3/135N/ac	Land at Hamlet A - "Badminton Park Phll"	Taywood				12	81	4			97
3/135N/ad	Land at Hamlet II - "Badminton Park Phl"	Taywood	5	42	29						76
3/135N/bd	Land at Hamlet A - "Badminton Park Phll"	Taywood		16	35	64					115
3/135N/ch	Land at Hamlet C - "The Avenue"	Bovis		55	31	42	12				140
3/135N/eh	Land at Hamlet C	Barratt		21	56	62					139
	Other sites less than 50 dwellings	Various	92	190	130	157	226	163	13	20	991
<b>Total:</b>			<b>161</b>	<b>508</b>	<b>524</b>	<b>564</b>	<b>564</b>	<b>242</b>	<b>160</b>	<b>142</b>	<b>2,865</b>
<b>Total number of outlets*:</b>			<b>6</b>	<b>11</b>	<b>15</b>	<b>13</b>	<b>10</b>	<b>6</b>	<b>2</b>	<b>2</b>	

It is to be noted that over and above the specific addressed entries there is also a line for 'other sites < 50 dwellings'. For the sake of this exercise Savills counted this as a single outlet, however, potentially the total for each year should be divided by 50 to deduce the outlets under this 'other sites' category.

(October 2014).