

Appendices to Scoping Opinion on Viability

Leighton-Linslade Neighbourhood Plan
LL4: Land South of the High Street

by
Bailey Venning Associates Limited on behalf of
Leighton-Linslade Town Council

July 2025

Appendix 1

Composition of site and title references

by
Bailey Venning Associates Limited on behalf of
Leighton-Linslade Town Council

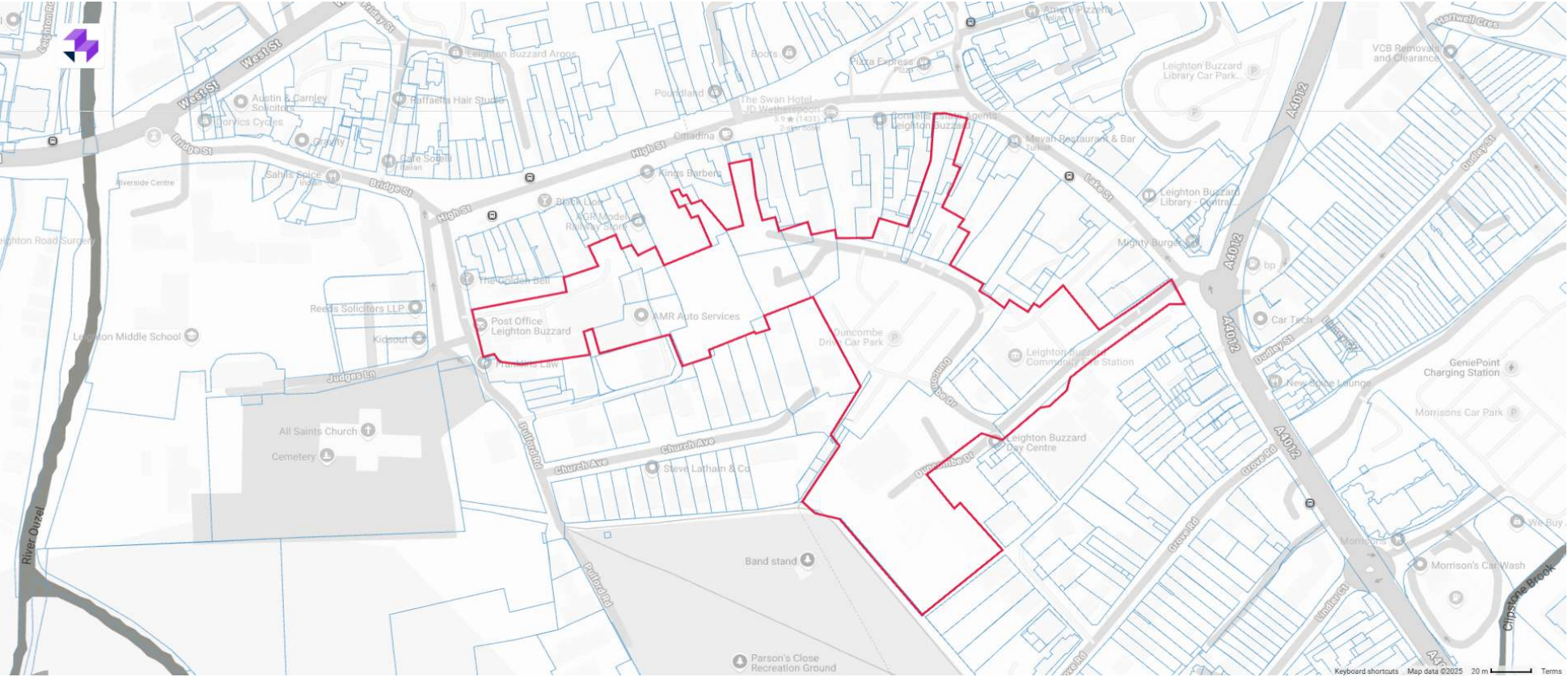
July 2025

Leighton site title breakdown

No	Address	Company Name	Company Number	Proprietorship	Title No	Tenure
1	81 Newgate Street, London EC1A 7AJ	AUTUMNWINDOW LIMITED	4109614	Limited Company or Public Limited Company	BD224656	LEASEHOLD
2	81 Newgate Street, London EC1A 7AJ	AUTUMNWINDOW NO.2 LIMITED	4312827	Limited Company or Public Limited Company	BD224657	LEASEHOLD
3	Second Floor, Matrix House, North Fourth Street, Milton Keynes MK9 1NJ	BALEDAY LTD	7443123	Limited Company or Public Limited Company	BD287893	LEASEHOLD
4	Bedfordshire Fire & Rescue Authority HQ, Southfields Road, Kempston, Bedford MK42 7NR	BEDFORDSHIRE FIRE AND RESCUE AUTHORITY	-	Corporate Body	BD245330	FREEHOLD
5	81 Newgate Street, London EC1A 7AJ	BRITISH TELECOMMUNICATIONS PLC	1800000	Limited Company or Public Limited Company	BD224655	FREEHOLD
6	81 Newgate Street, London EC1A 7AJ	BRITISH TELECOMMUNICATIONS PLC	1800000	Limited Company or Public Limited Company	BD224658	LEASEHOLD
7	Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ	CENTRAL BEDFORDSHIRE COUNCIL	-	Local Authority	BD265074	FREEHOLD
8	Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ	CENTRAL BEDFORDSHIRE COUNCIL	-	Corporate Body	BD264383	FREEHOLD
9	Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ	CENTRAL BEDFORDSHIRE COUNCIL	-	Local Authority	BD52576	FREEHOLD
10	Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ	CENTRAL BEDFORDSHIRE COUNCIL	-	Corporate Body	BD293708	FREEHOLD
11	Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ	CENTRAL BEDFORDSHIRE COUNCIL	-	Corporate Body	BD293709	FREEHOLD
12	Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ	CENTRAL BEDFORDSHIRE COUNCIL	-	Local Authority	BD220162	FREEHOLD
13	Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ	CENTRAL BEDFORDSHIRE COUNCIL	-	Local Authority	BD225464	FREEHOLD
14	Newington House, 237 Southwark Bridge Road, London SE1 6NP	EASTERN POWER NETWORKS PLC	2366906	Limited Company or Public Limited Company	BD250843	FREEHOLD
15	Newington House, 237 Southwark Bridge Road, London SE1 6NP	EASTERN POWER NETWORKS PLC	2366906	Limited Company or Public Limited Company	BD153047	LEASEHOLD
16	3 Monkspath Hall Road, Shirley, Solihull B90 4SJ	EI GROUP PLC	2562808	Limited Company or Public Limited Company	BD174030	FREEHOLD
17	14-26 Victoria Street, Luton LU1 2UA	HERITAGE INVESTMENT PORTFOLIO LIMITED	13976138	Limited Company or Public Limited Company	BD79188	FREEHOLD
18	6 Chapelfields, Thurleigh, Bedford MK44 2EH	JACKSON BEDFORD LIMITED	701340	Limited Company or Public Limited Company	BD132879	FREEHOLD
19	The White House, Hockliffe Street, Leighton Buzzard, Beds LU7 1HD	LEIGHTON LINSLADE TOWN COUNCIL	-	Local Authority	BD286082	FREEHOLD
20	The White House, Hockliffe Street, Leighton Buzzard LU7 1HD	LEIGHTON-LINSLADE TOWN COUNCIL	-	Local Authority	BD296148	FREEHOLD
21	17 Pennine Parade, Pennine Drive, London NW2 1NT	METROPOLIS PROJECTS PROPERTY LIMITED	11556580	Limited Company or Public Limited Company	BD174677	FREEHOLD
22	Layton Hall, Layton Road, Rawdon, Leeds LS19 6QZ	PICKARDS (COMMERCIAL) LIMITED	8164285	Limited Company or Public Limited Company	BD244613	FREEHOLD
23	Finsbury Dials, 20 Finsbury Street, London EC2Y 9AQ	POST OFFICE LIMITED	2154540	Limited Company or Public Limited Company	BD246239	FREEHOLD
24	115 Craven Park Road, London N15 6BL	RIGHTSTONE LTD	8259873	Limited Company or Public Limited Company	BD58755	FREEHOLD
25	69 Brunswick Road, London W5 1AQ	SMILE CREATIONS INNOVATIONS LIMITED	8732586	Limited Company or Public Limited Company	BD301157	LEASEHOLD
26	First Floor Radius House, 51 Clarendon Road, Watford WD17 1HP	TREEBOND LIMITED	4632402	Limited Company or Public Limited Company	BD98775	FREEHOLD
27	First Floor Radius House, 51 Clarendon Road, Watford WD17 1HP	TREEBOND LIMITED	4632402	Limited Company or Public Limited Company	BD98775	FREEHOLD
28	JK House, PO Box 20 Roebuck Way, Manton Wood, Worksop, Notts S80 3YY	WILKINSON HARDWARE STORES LIMITED	365335	Limited Company or Public Limited Company	BD264855	LEASEHOLD
29	11 Bell Alley, Central Bedfordshire, Leighton Buzzard, LU7 1DG		-		BD183896	FREEHOLD
30	16 Market Square, Central Bedfordshire, Leighton Buzzard, LU7 1EY		-		BD198027	FREEHOLD
31	16 Market Square, Central Bedfordshire, Leighton Buzzard, LU7 1EY		-		BD314194	LEASEHOLD
32	28F High Street, Central Bedfordshire, Leighton Buzzard, LU7 1EA		-		BD76560	FREEHOLD
33	30A High Street, Central Bedfordshire, Leighton Buzzard, LU7 1EA		-		BD67808	FREEHOLD
34	40 High Street, Central Bedfordshire, Leighton Buzzard, LU7 1EA		-		BD290500	FREEHOLD
35	42B High Street, Central Bedfordshire, Leighton Buzzard		-		BD53867	FREEHOLD
36	9 Bell Alley, Central Bedfordshire, Leighton Buzzard, LU7 1DG		-		BD155773	FREEHOLD
37	High Street Mews, 28 High Street, Central Bedfordshire, Leighton Buzzard, LU7 1EA		-		BD149437	FREEHOLD
38	Peace Haven, Duncombe Drive, Central Bedfordshire, Leighton Buzzard, LU7 1SB		-		BD245702	FREEHOLD
39	Peace Haven, Duncombe Drive, Central Bedfordshire, Leighton Buzzard, LU7 1SB		-		BD245168	FREEHOLD
40	Reylands Mews, Lake Street, Central Bedfordshire, Leighton Buzzard, LU7 1SP		-		BD86596	FREEHOLD
41			-		BD124950	FREEHOLD
42			-		BD69925	FREEHOLD
43			-		BD125014	FREEHOLD
44			-		BD146241	FREEHOLD

Leighton site title breakdown

No	Address	Company Name	Company Number	Proprietorship	Title No	Tenure
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Appendix 2

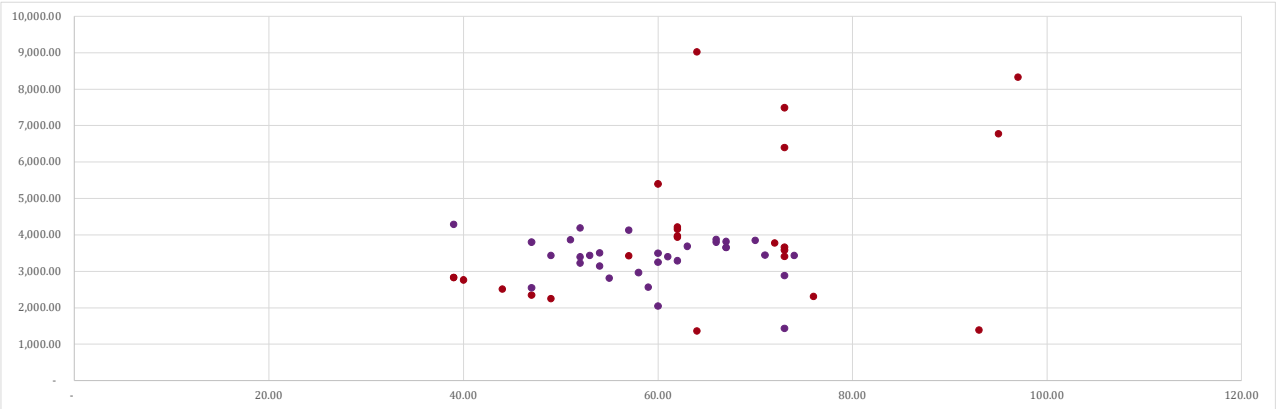
Comparable new build sales and commercial values

by
Bailey Venning Associates Limited on behalf of
Leighton-Linslade Town Council

July 2025

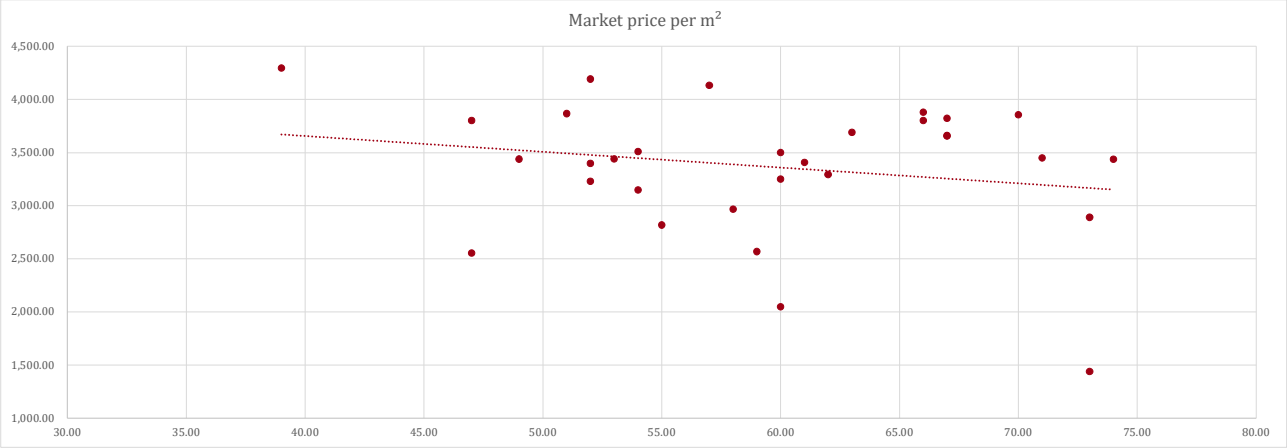
Apartment sales

No	Address	Postcode	Date sold	Sold price	Estimated m	New build	Designatio	Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per r	Market pri	Tenure
3	Flat 8, Bluebell Court, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1FZ	LU7 1FZ	28/07/2023	105,000	110,578	TRUE	Residential House	Flat					39.00	2,692.31	2,835.33	Leasehold
6	Flat 4, Bluebell Court, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1FZ	LU7 1FZ	28/07/2023	105,000	110,578	TRUE	Residential House	Flat					39.00	2,692.31	2,835.33	Leasehold
5	Flat 2, Bluebell Court, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1FZ	LU7 1FZ	28/07/2023	105,000	110,578	TRUE	Residential House	Flat					40.00	2,625.00	2,764.45	Leasehold
4	Flat 17, Bluebell Court, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1FZ	LU7 1FZ	28/07/2023	105,000	110,578	TRUE	Residential House	Flat					44.00	2,386.36	2,513.14	Leasehold
2	Flat 12, Bluebell Court, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1FZ	LU7 1FZ	28/07/2023	105,000	110,578	TRUE	Residential House	Flat					47.00	2,234.04	2,352.72	Leasehold
7	Flat 20, Bluebell Court, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1FZ	LU7 1FZ	28/07/2023	105,000	110,578	TRUE	Residential House	Flat					49.00	2,142.86	2,256.69	Leasehold
13	Flat 2, Enterprise House, Enterprise Way, Leighton Buzzard, Central Bedfordshire LU7 4EA	LU7 4EA	09/12/2022	194,000	195,547	TRUE	Residential House	Flat			2	2	57.00	3,403.51	3,430.65	Leasehold
14	28, Alexander Way, Leighton Buzzard, Central Bedfordshire LU7 3QN	LU7 3QN	25/08/2022	317,500	324,235	TRUE	Residential House	Flat					60.00	5,291.67	5,403.92	Freehold
15	8, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	22/10/2021	225,000	244,597	TRUE	Residential House	Flat					62.00	3,629.03	3,945.11	Leasehold
16	10, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	27/08/2021	224,600	246,280	TRUE	Residential House	Flat					62.00	3,622.58	3,972.26	Leasehold
20	18, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	29/01/2021	225,000	257,908	TRUE	Residential House	Flat			2	2	62.00	3,629.03	4,159.81	Leasehold
22	16, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	18/12/2020	225,000	261,466	TRUE	Residential House	Flat					62.00	3,629.03	4,217.19	Leasehold
1	19, Fleming Fields, Leighton Buzzard, Central Bedfordshire LU7 3RZ	LU7 3RZ	18/03/2024	82,500	87,429	TRUE	Residential House	Flat					64.00	1,289.06	1,366.08	Leasehold
25	2, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	30/10/2020	235,000	272,148	TRUE	Residential House	Flat					72.00	3,263.89	3,779.83	Leasehold
17	6, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	10/08/2021	227,000	248,912	TRUE	Residential House	Flat					73.00	3,109.59	3,409.75	Leasehold
23	12, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	27/11/2020	225,000	261,766	TRUE	Residential House	Flat					73.00	3,082.19	3,585.84	Leasehold
24	14, Valerian Way, Leighton Buzzard, Central Bedfordshire LU7 4EL	LU7 4EL	19/11/2020	230,000	267,583	TRUE	Residential House	Flat					73.00	3,150.68	3,665.52	Leasehold
26	77, Hadrian Crescent, Leighton Buzzard, Central Bedfordshire LU7 4EH	LU7 4EH	24/07/2020	383,101	467,437	TRUE	Residential House	Flat					73.00	5,247.96	6,403.25	Freehold
9	16, Fleming Fields, Leighton Buzzard, Central Bedfordshire LU7 3RZ	LU7 3RZ	22/06/2023	540,052	577,756	TRUE	Residential House	Other					64.00	8,438.31	9,027.44	Freehold
18	4, Buckland Corner, Leighton Buzzard, Central Bedfordshire LU7 3RB	LU7 3RB	08/04/2021	456,845	547,164	TRUE	Residential House	Other					73.00	6,258.15	7,495.40	Freehold
10	25, Fleming Fields, Leighton Buzzard, Central Bedfordshire LU7 3RZ	LU7 3RZ	22/06/2023	164,092	175,548	TRUE	Residential House	Other					76.00	2,159.11	2,309.84	Freehold
8	62, Somerville Drive, Leighton Buzzard, Central Bedfordshire LU7 3RY	LU7 3RY	27/07/2023	119,922	129,223	TRUE	Residential House	Other					93.00	1,289.48	1,389.49	Freehold
27	9, Arcadius Lane, Leighton Buzzard, Central Bedfordshire LU7 4EP	LU7 4EP	14/04/2020	526,765	644,236	TRUE	Residential House	Other					95.00	5,544.89	6,781.43	Freehold
21	18, Hadrian Crescent, Leighton Buzzard, Central Bedfordshire LU7 4EJ	LU7 4EJ	21/01/2021	670,428	808,549	TRUE	Residential House	Other					97.00	6,911.63	8,335.56	Freehold



secondhand

No	Address	Postcode	Date sold	Sold price	Estimated m	New build	Designatio	Category	Subcategor	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per r	Market pri	Tenure
37	4, Barrow Path, Leighton Buzzard, Central Bedfordshire	LU7 1DE	21/03/2025	167,500	167,500	FALSE	Residential House	Flat			1	1	39.00	4,294.87	4,294.87	Freehold
77	20, Laburnum Court, Leighton Buzzard, Central Bedfordshire	LU7 3WL	05/03/2025	120,000	120,000	FALSE	Residential House	Flat			1	1	47.00	2,553.19	2,553.19	Leasehold
102	Flat 33, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire	LU7 1LE	14/02/2025	175,000	178,712	FALSE	Residential House	Flat			1	1	47.00	3,723.40	3,802.38	Leasehold
101	Flat 110, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire	LU7 1LH	14/02/2025	165,000	168,500	FALSE	Residential House	Flat					49.00	3,367.35	3,438.78	Leasehold
187	42, Copia Crescent, Leighton Buzzard, Central Bedfordshire	LU7 9SH	18/12/2024	190,000	197,218	FALSE	Residential House	Flat					51.00	3,725.49	3,867.02	Leasehold
38	Flat 14, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire	LU7 1LE	21/03/2025	168,000	168,000	FALSE	Residential House	Flat			1	1	52.00	3,230.77	3,230.77	Leasehold
114	17, Churchill Road, Leighton Buzzard, Central Bedfordshire	LU7 3EA	04/02/2025	173,000	176,670	FALSE	Residential House	Flat			2	2	52.00	3,326.92	3,397.50	Leasehold
181	48, Eagle Close, Leighton Buzzard, Central Bedfordshire	LU7 4AT	19/12/2024	210,000	217,977	FALSE	Residential House	Flat			2	2	52.00	4,038.46	4,191.87	Leasehold
136	Flat 19, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire	LU7 1LE	23/01/2025	178,000	182,328	FALSE	Residential House	Flat			1	1	53.00	3,358.49	3,440.15	Leasehold
21	55, Rosebery Court, Water Lane, Leighton Buzzard, Central Bedfordshire	LU7 1DL	28/03/2025	169,995	169,995	FALSE	Residential House	Flat			2	2	54.00	3,148.06	3,148.06	Leasehold
160	5, Clay Furlong, Leighton Buzzard, Central Bedfordshire	LU7 4TT	10/01/2025	185,000	189,498	FALSE	Residential House	Flat			2	3	54.00	3,425.93	3,509.22	Leasehold
3	28, Laburnum Court, Leighton Buzzard, Central Bedfordshire	LU7 3WL	04/04/2025	155,000	155,000	FALSE	Residential House	Flat			2	2	55.00	2,818.18	2,818.18	Leasehold
149	36, Himley Green, Leighton Buzzard, Central Bedfordshire	LU7 2PY	17/01/2025	230,000	235,593	FALSE	Residential House	Flat			2	2	57.00	4,035.09	4,133.21	Leasehold
126	106a, North Street, Leighton Buzzard, Central Bedfordshire	LU7 1ET	29/01/2025	168,000	172,085	FALSE	Residential House	Flat			2	2	58.00	2,896.55	2,966.98	Leasehold
39	97, Clarence Road, Leighton Buzzard, Central Bedfordshire	LU7 3EU	21/03/2025	151,500	151,500	FALSE	Residential House	Flat			2	2	59.00	2,567.80	2,567.80	Leasehold
26	3, Midsummer Place, Heath Road, Leighton Buzzard, Central Bedfordshire	LU7 3AZ	27/03/2025	195,000	195,000	FALSE	Residential House	Flat			2	2	60.00	3,250.00	3,250.00	Leasehold
128	56, Drakes Avenue, Leighton Buzzard, Central Bedfordshire	LU7 3BX	28/01/2025	120,000	122,918	FALSE	Residential House	Flat			2	2	60.00	2,000.00	2,048.63	Leasehold
131	24, Osprey Drive, Leighton Buzzard, Central Bedfordshire	LU7 4BX	27/01/2025	205,000	209,985	FALSE	Residential House	Flat			2	2	60.00	3,416.67	3,499.75	Leasehold
119	16, Falcon Mews, Stanbridge Road, Leighton Buzzard, Central Bedfordshire	LU7 4QX	31/01/2025	203,000	207,936	FALSE	Residential House	Flat			2	2	61.00	3,327.87	3,408.79	Leasehold
117	81, Grasmere Way, Leighton Buzzard, Central Bedfordshire	LU7 2QL	03/02/2025	200,000	204,242	FALSE	Residential House	Flat			2	2	62.00	3,225.81	3,294.23	Leasehold
41	16c, Springfield Road, Leighton Buzzard, Central Bedfordshire	LU7 2QS	20/03/2025	232,500	232,500	FALSE	Residential House	Flat			2	3	63.00	3,690.48	3,690.48	Leasehold
137	47, Whinchat Gardens, Leighton Buzzard, Central Bedfordshire	LU7 4DJ	22/01/2025	250,000	256,079	FALSE	Residential House	Flat					66.00	3,787.88	3,879.98	Leasehold
155	65, East Dock, The Wharf, Leighton Buzzard, Central Bedfordshire	LU7 2LA	16/01/2025	245,000	250,957	FALSE	Residential House	Flat			2	2	66.00	3,712.12	3,802.38	Leasehold
79	92, West Dock, The Wharf, Leighton Buzzard, Central Bedfordshire	LU7 2AJ	28/02/2025	240,000	245,091	FALSE	Residential House	Flat			2	2	67.00	3,582.09	3,658.07	Leasehold
85	55, Porus Piece, Leighton Buzzard, Central Bedfordshire	LU7 9SL	21/02/2025	240,000	245,091	FALSE	Residential House	Flat					67.00	3,582.09	3,658.07	Freehold
145	29, Eagle Close, Leighton Buzzard, Central Bedfordshire	LU7 4AT	17/01/2025	250,000	256,079	FALSE	Residential House	Flat			2	3	67.00	3,731.34	3,822.07	Leasehold
198	43, Sandpiper Way, Leighton Buzzard, Central Bedfordshire	LU7 4SS	16/12/2024	260,000	269,877	FALSE	Residential House	Flat			2	2	70.00	3,714.29	3,855.39	Freehold
65	112, West Dock, The Wharf, Leighton Buzzard, Central Bedfordshire	LU7 2AJ	06/03/2025	245,000	245,000	FALSE	Residential House	Flat			2	2	71.00	3,450.70	3,450.70	Leasehold
63	4, Springside, Springfield Road, Leighton Buzzard, Central Bedfordshire	LU7 2QX	07/03/2025	105,000	105,000	FALSE	Residential House	Flat			2	2	73.00	1,438.36	1,438.36	Leasehold
118	4, Trivia Close, Leighton Buzzard, Central Bedfordshire	LU7 9SS	31/01/2025	206,000	211,009	FALSE	Residential House	Flat					73.00	2,821.92	2,890.53	Leasehold
197	5, Ash Grove, Leighton Buzzard, Central Bedfordshire	LU7 1AZ	16/12/2024	245,000	254,307	FALSE	Residential House	Flat			3	3	74.00	3,310.81	3,436.58	Leasehold



Secondhand sales, site + 5km

No	Address	Postcode	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per m	Market pri	Tenure
147	33, Alwins Field, Leighton Buzzard, Central Bedfordshire LU7 2UF	LU7 2UF	17/01/2025	525,000	533,147	FALSE	Residential	Bungalow	Detached		2	3	82.00	6,402.44	6,501.79	Freehold
186	23, Chestnut Hill, Leighton Buzzard, Central Bedfordshire LU7 2TR	LU7 2TR	19/12/2024	440,000	459,302	FALSE	Residential	Bungalow	Detached		3	3	99.00	4,444.44	4,639.41	Freehold
125	76, Miles Avenue, Leighton Buzzard, Central Bedfordshire LU7 3LG	LU7 3LG	30/01/2025	350,000	356,770	FALSE	Residential	Bungalow	Semi_Detached		2	2	67.00	5,223.88	5,324.93	Freehold
153	23, Lime Grove, Leighton Buzzard, Central Bedfordshire LU7 2SU	LU7 2SU	16/01/2025	410,000	417,930	FALSE	Residential	Bungalow	Semi_Detached		2	3	74.00	5,540.54	5,647.70	Freehold
29	2, East Street, Leighton Buzzard, Central Bedfordshire LU7 1HU	LU7 1HU	26/03/2025	245,000	245,000	FALSE	Residential	Bungalow	Terraced		2	2	50.00	4,900.00	4,900.00	Freehold
120	82, Corbet Ride, Leighton Buzzard, Central Bedfordshire LU7 2SJ	LU7 2SJ	31/01/2025	280,000	285,793	FALSE	Residential	Bungalow	Terraced		2	2	51.00	5,490.20	5,603.78	Freehold
142	62, Corbet Ride, Leighton Buzzard, Central Bedfordshire LU7 2SJ	LU7 2SJ	20/01/2025	295,000	301,103	FALSE	Residential	Bungalow	Terraced		2	2	55.00	5,363.64	5,474.60	Freehold
133	8, Greenlands, Leighton Buzzard, Central Bedfordshire LU7 3UJ	LU7 3UJ	24/01/2025	260,000	265,379	FALSE	Residential	Bungalow	Terraced		2	2	60.00	4,333.33	4,422.98	Freehold
81	63, Garden Hedge, Leighton Buzzard, Central Bedfordshire LU7 1AG	LU7 1AG	28/02/2025	310,000	312,387	FALSE	Residential	House	Detached				65.00	4,769.23	4,805.95	Freehold
189	37, Garden Hedge, Leighton Buzzard, Central Bedfordshire LU7 1DJ	LU7 1DJ	18/12/2024	320,000	334,038	FALSE	Residential	House	Detached				71.00	4,507.04	4,704.76	Freehold
144	64, Woodman Close, Leighton Buzzard, Central Bedfordshire LU7 3NU	LU7 3NU	17/01/2025	360,000	365,587	FALSE	Residential	House	Detached		3	3	77.00	4,675.32	4,747.88	Freehold
172	7, The Chilterns, Leighton Buzzard, Central Bedfordshire LU7 4QD	LU7 4QD	03/01/2025	425,000	431,596	FALSE	Residential	House	Detached		3	3	87.00	4,885.06	4,960.87	Freehold
16	5, Puffin Place, Leighton Buzzard, Central Bedfordshire LU7 4DZ	LU7 4DZ	28/03/2025	401,000	401,000	FALSE	Residential	House	Detached				91.00	4,406.59	4,406.59	Freehold
194	2, Franklin Fields, Leighton Buzzard, Central Bedfordshire LU7 3SN	LU7 3SN	17/12/2024	415,000	433,205	FALSE	Residential	House	Detached				94.00	4,414.89	4,608.56	Freehold
84	27, Appenine Way, Leighton Buzzard, Central Bedfordshire LU7 3XZ	LU7 3XZ	21/02/2025	375,000	377,887	FALSE	Residential	House	Detached		3	4	96.00	3,906.25	3,936.32	Freehold
13	4, Shepherds Mead, Leighton Buzzard, Central Bedfordshire LU7 3AH	LU7 3AH	28/03/2025	525,000	525,000	FALSE	Residential	House	Detached		3	4	99.00	5,303.03	5,303.03	Freehold
44	31, Ramsay Drive, Leighton Buzzard, Central Bedfordshire LU7 3FZ	LU7 3FZ	20/03/2025	440,000	440,000	FALSE	Residential	House	Detached				101.00	4,356.44	4,356.44	Freehold
57	14, Saritor Croft, Leighton Buzzard, Central Bedfordshire LU7 9SJ	LU7 9SJ	10/03/2025	430,000	430,000	FALSE	Residential	House	Detached				102.00	4,215.69	4,215.69	Freehold
174	19, Marley Fields, Leighton Buzzard, Central Bedfordshire LU7 4WH	LU7 4WH	03/01/2025	490,000	497,604	FALSE	Residential	House	Detached				103.00	4,757.28	4,831.11	Freehold
92	13, Leopold Road, Leighton Buzzard, Central Bedfordshire LU7 2QU	LU7 2QU	19/02/2025	453,000	456,488	FALSE	Residential	House	Detached		3	3	104.00	4,355.77	4,398.31	Freehold
191	16, Carnation Close, Leighton Buzzard, Central Bedfordshire LU7 3HW	LU7 3HW	18/12/2024	467,500	488,008	FALSE	Residential	House	Detached				105.00	4,452.38	4,647.70	Freehold
80	79, Camberton Road, Leighton Buzzard, Central Bedfordshire LU7 2UW	LU7 2UW	28/02/2025	485,000	488,734	FALSE	Residential	House	Detached		3	3	107.00	4,532.71	4,567.61	Freehold
7	23, Bacchus Gardens, Leighton Buzzard, Central Bedfordshire LU7 9SA	LU7 9SA	31/03/2025	455,000	455,000	FALSE	Residential	House	Detached		3	4	108.00	4,212.96	4,212.96	Freehold
104	116, Heath Road, Leighton Buzzard, Central Bedfordshire LU7 3AD	LU7 3AD	13/02/2025	495,500	499,315	FALSE	Residential	House	Detached		3	4	108.00	4,587.96	4,623.29	Freehold
99	12, Hilbert Mews, Leighton Buzzard, Central Bedfordshire LU7 3RU	LU7 3RU	14/02/2025	504,995	508,883	TRUE	Residential	House	Detached				111.00	4,549.50	4,584.53	Freehold
30	2, Cetus Crescent, Leighton Buzzard, Central Bedfordshire LU7 3NL	LU7 3NL	25/03/2025	395,000	395,000	FALSE	Residential	House	Detached		3	4	119.00	3,319.33	3,319.33	Freehold
82	1, Eriboll Close, Leighton Buzzard, Central Bedfordshire LU7 2XW	LU7 2XW	25/02/2025	550,000	554,235	FALSE	Residential	House	Detached				122.00	4,508.20	4,542.91	Freehold
115	41, Camberton Road, Leighton Buzzard, Central Bedfordshire LU7 2UN	LU7 2UN	04/02/2025	515,000	518,965	FALSE	Residential	House	Detached				123.00	4,186.99	4,219.23	Freehold
88	73, Marley Fields, Leighton Buzzard, Central Bedfordshire LU7 4WH	LU7 4WH	21/02/2025	486,000	489,742	FALSE	Residential	House	Detached				124.00	3,919.35	3,949.53	Freehold
178	83, Liddell Way, Leighton Buzzard, Central Bedfordshire LU7 4EB	LU7 4EB	20/12/2024	525,000	548,031	FALSE	Residential	House	Detached				127.00	4,133.86	4,315.20	Freehold
95	151, Marley Fields, Leighton Buzzard, Central Bedfordshire LU7 4WJ	LU7 4WJ	18/02/2025	495,000	498,811	FALSE	Residential	House	Detached				135.00	3,666.67	3,694.90	Freehold
69	24, Queen Street, Leighton Buzzard, Central Bedfordshire LU7 1BZ	LU7 1BZ	06/03/2025	580,000	580,000	FALSE	Residential	House	Detached				139.00	4,172.66	4,172.66	Freehold
140	81, Liddell Way, Leighton Buzzard, Central Bedfordshire LU7 4EB	LU7 4EB	20/01/2025	555,000	563,613	FALSE	Residential	House	Detached				140.00	3,964.29	4,025.81	Freehold
173	48, Redwood Glade, Leighton Buzzard, Central Bedfordshire LU7 3JT	LU7 3JT	03/01/2025	645,000	655,010	FALSE	Residential	House	Detached				143.00	4,510.49	4,580.49	Freehold
188	5, Napier Close, Leighton Buzzard, Central Bedfordshire LU7 3QR	LU7 3QR	18/12/2024	620,000	647,198	FALSE	Residential	House	Detached				143.00	4,335.66	4,525.86	Freehold
51	Burnden, Hillside Road, Leighton Buzzard, Central Bedfordshire LU7 3BU	LU7 3BU	12/03/2025	995,000	995,000	FALSE	Residential	House	Detached				144.00	6,909.72	6,909.72	Freehold
42	10, Middleton Way, Leighton Buzzard, Central Bedfordshire LU7 4BQ	LU7 4BQ	20/03/2025	515,000	515,000	FALSE	Residential	House	Detached				147.00	3,503.40	3,503.40	Freehold
15	4, Cruickshank Mead, Leighton Buzzard, Central Bedfordshire LU7 4EE	LU7 4EE	28/03/2025	680,000	680,000	FALSE	Residential	House	Detached				154.00	4,415.58	4,415.58	Freehold
17	Grebe Drive, Leighton Buzzard, Central Bedfordshire LU7 4BG	LU7 4BG	28/03/2025	575,000	575,000	FALSE	Residential	House	Detached				155.00	3,709.68	3,709.68	Freehold
134	5, Ridgely Drive, Leighton Buzzard, Central Bedfordshire LU7 4UR	LU7 4UR	24/01/2025	520,000	528,070	FALSE	Residential	House	Detached				174.00	2,988.51	3,034.89	Freehold
27	Gatesgarth, Heath Park Road, Leighton Buzzard, Central Bedfordshire LU7 3BB	LU7 3BB	27/03/2025	780,000	780,000	FALSE	Residential	House	Detached				181.00	4,309.39	4,309.39	Freehold
171	The White House, Plantation Road, Leighton Buzzard, Central Bedfordshire LU7 3HT	LU7 3HT	03/01/2025	1,185,000	1,203,390	FALSE	Residential	House	Detached		1	1	198.00	5,984.85	6,077.73	Freehold
37	4, Barrow Path, Leighton Buzzard, Central Bedfordshire LU7 1DE	LU7 1DE	21/03/2025	167,500	167,500	FALSE	Residential	House	Flat		1	1	39.00	4,294.87	4,294.87	Freehold
77	20, Laburnum Court, Leighton Buzzard, Central Bedfordshire LU7 3WL	LU7 3WL	05/03/2025	120,000	120,000	FALSE	Residential	House	Flat		1	1	47.00	2,553.19	2,553.19	Leasehold
102	Flat 33, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1LE	LU7 1LE	14/02/2025	175,000	178,712	FALSE	Residential	House	Flat		1	1	47.00	3,723.40	3,802.38	Leasehold
101	Flat 110, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1LH	LU7 1LH	14/02/2025	165,000	168,500	FALSE	Residential	House	Flat				49.00	3,367.35	3,438.78	Leasehold
187	42, Copia Crescent, Leighton Buzzard, Central Bedfordshire LU7 9SH	LU7 9SH	18/12/2024	190,000	197,218	FALSE	Residential	House	Flat				51.00	3,725.49	3,867.02	Leasehold
38	Flat 14, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1LE	LU7 1LE	21/03/2025	168,000	168,000	FALSE	Residential	House	Flat		1	1	52.00	3,230.77	3,230.77	Leasehold
114	17, Churchill Road, Leighton Buzzard, Central Bedfordshire LU7 3EA	LU7 3EA	04/02/2025	173,000	176,670	FALSE	Residential	House	Flat		2	2	52.00	3,326.92	3,397.50	Leasehold
181	48, Eagle Close, Leighton Buzzard, Central Bedfordshire LU7 4AT	LU7 4AT	19/12/2024	210,000	217,977	FALSE	Residential	House	Flat		2	2	52.00	4,038.46	4,191.87	Leasehold
136	Flat 19, Town Bridge Mill, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1LE	LU7 1LE	23/01/2025	178,000	182,328	FALSE	Residential	House	Flat		1	1	53.00	3,358.49	3,440.15	Leasehold
21	55, Rosebery Court, Water Lane, Leighton Buzzard, Central Bedfordshire LU7 1DL	LU7 1DL	28/03/2025	169,995	169,995	FALSE	Residential	House	Flat		2	2	54.00	3,148.06	3,148.06	Leasehold
160	5, Clay Furlong, Leighton Buzzard, Central Bedfordshire LU7 4TT	LU7 4TT	10/01/2025	185,000	189,498	FALSE	Residential	House	Flat		2	3	54.00	3,425.93	3,509.22	Leasehold
3	28, Laburnum Court, Leighton Buzzard, Central Bedfordshire LU7 3WL	LU7 3WL	04/04/2025	155,000	155,000	FALSE	Residential	House	Flat		2	2	55.00	2,818.18	2,818.18	Leasehold
149	36, Himley Green, Leighton Buzzard, Central Bedfordshire LU7 2PY	LU7 2PY	17/01/2025	230,000	235,593	FALSE	Residential	House	Flat		2	2	57.00	4,035.09	4,133.21	Leasehold
126	106a, North Street, Leighton Buzzard, Central Bedfordshire LU7 1ET	LU7 1ET	29/01/2025	168,000	172,085	FALSE	Residential	House	Flat		2	2	58.00	2,896.55	2,966.98	Leasehold
39	97, Clarence Road, Leighton Buzzard, Central Bedfordshire LU7 3EU	LU7 3EU	21/03/2025	151,500	151,500	FALSE	Residential	House	Flat		2	2	59.00	2,567.80	2,567.80	Leasehold
26	3, Midsummer Place, Heath Road, Leighton Buzzard, Central Bedfordshire LU7 3AZ	LU7 3AZ	27/03/2025	195,000	195,000	FALSE	Residential	House	Flat		2	2	60.00	3,250.00	3,250.00	Leasehold
128	56, Drakes Avenue, Leighton Buzzard, Central Bedfordshire LU7 3BX	LU7 3BX	28/01/2025	120,000	122,918	FALSE	Residential	House	Flat		2	2	60.00	2,000.00	2,048.63	Leasehold
131	24, Osprey Drive, Leighton Buzzard, Central Bedfordshire LU7 4BX	LU7 4BX	27/01/2025	205,000	209,985	FALSE	Residential	House	Flat		2	2	60.00	3,416.67	3,499.75	Leasehold
119	16, Falcon Mews, Stanbridge Road, Leighton Buzzard, Central Bedfordshire LU7 4QX	LU7 4QX	31/01/2025	203,000	207,936	FALSE	Residential	House	Flat		2	2	61.00	3,327.87	3,408.79	Leasehold
117	81, Grasmere Way, Leighton Buzzard, Central Bedfordshire LU7 2QL	LU7 2QL	03/02/2025	200,000	204,242	FALSE	Residential	House	Flat		2	2	62.00	3,225.81	3,294.23	Leasehold
41	16c, Springfield Road, Leighton Buzzard, Central Bedfordshire LU7 2QS	LU7 2QS	20/03/2025	232,500	232,500	FALSE	Residential	House	Flat		2	3	63.00	3,690.48	3,690.48	Leasehold
137	47, Whinchat Gardens, Leighton Buzzard, Central Bedfordshire LU7 4DJ	LU7 4DJ	22/01/2025	250,000	256,079	FALSE	Residential	House	Flat				66.00	3,787.88	3,879.98	Leasehold
155	65, East Dock, The Wharf, Leighton Buzzard, Central Bedfordshire LU7 2LA	LU7 2LA	16/01/2025	245,000	250,957	FALSE	Residential	House	Flat		2	2	66.00	3,712.12	3,802.38	Leasehold
79	92, West Dock, The Wharf, Leighton Buzzard, Central Bedfordshire LU7 2AJ	LU7 2AJ	28/02/2025	240,000	245,091	FALSE	Residential	House	Flat		2	2	67.00	3,582.09	3,658.07	Leasehold
85	55, Porus Piece, Leighton Buzzard, Central Bedfordshire LU7 9SL	LU7 9SL	21/02/2025	240,000	245,091	FALSE	Residential	House	Flat				67.00	3,582.09	3,658.07	Freehold
145	29, Eagle Close, Leighton Buzzard, Central Bedfordshire LU7 4AT	LU7 4AT	17/01/2025	250,000	256,079	FALSE	Residential	House	Flat		2	3	67.00	3,731.34	3,822.07	Leasehold
198	43, Sandpiper Way, Leighton Buzzard, Central Bedfordshire LU7 4SS	LU7 4SS	16/12/2024	260,000	269,877	FALSE	Residential	House	Flat		2	2	70.00	3,714.29	3,855.39	Freehold
65	112, West Dock, The Wharf, Leighton Buzzard, Central Bedfordshire LU7 2AJ	LU7 2AJ	06/03/2025	245,000	245,000	FALSE	Residential	House	Flat		2	2	71.00	3,450.70	3,450.70	Leasehold
63	4, Springside, Springfield Road, Leighton Buzzard, Central Bedfordshire LU7 2QX	LU7 2QX	07/03/2025	105,000	105,000	FALSE	Residential	House	Flat		2	2	73.00	1,438.36	1,438.36	Leasehold
118	4, Trivia Close, Leighton Buzzard, Central Bedfordshire LU7 9SS	LU7 9SS	31/01/2025	206,000	211,009	FALSE	Residential									

No	Address	Postcode	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per m	Market pri	Tenure
127	41, Brookside Walk, Leighton Buzzard, Central Bedfordshire	LU7 3LA	29/01/2025	300,000	305,803	FALSE	Residential	House	Semi_Detached	2	3		61.00	4,918.03	5,013.16	Freehold
190	4, Coronation Mews, Leighton Buzzard, Central Bedfordshire	LU7 1DZ	18/12/2024	290,000	303,535	FALSE	Residential	House	Semi_Detached	2	2		63.00	4,603.17	4,818.02	Freehold
58	83, Gemini Close, Leighton Buzzard, Central Bedfordshire	LU7 3UD	07/03/2025	362,000	362,000	FALSE	Residential	House	Semi_Detached	2	3		68.00	5,323.53	5,323.53	Freehold
59	10, Leedon Furlong, Leighton Buzzard, Central Bedfordshire	LU7 3PP	07/03/2025	388,000	388,000	FALSE	Residential	House	Semi_Detached	3	3		68.00	5,705.88	5,705.88	Freehold
123	4, Brookside Walk, Leighton Buzzard, Central Bedfordshire	LU7 3LA	30/01/2025	285,000	290,513	FALSE	Residential	House	Semi_Detached	3	3		68.00	4,191.18	4,272.25	Freehold
20	40, Middleton Way, Leighton Buzzard, Central Bedfordshire	LU7 4BQ	28/03/2025	362,500	362,500	FALSE	Residential	House	Semi_Detached	2	3		71.00	5,105.63	5,105.63	Freehold
179	20, Barton Grove, Leighton Buzzard, Central Bedfordshire	LU7 4EF	19/12/2024	162,500	170,084	FALSE	Residential	House	Semi_Detached				72.00	2,256.94	2,362.28	Leasehold
64	1, Chapel Path, Leighton Buzzard, Central Bedfordshire	LU7 3BJ	07/03/2025	375,000	375,000	FALSE	Residential	House	Semi_Detached	2	3		74.00	5,067.57	5,067.57	Freehold
193	41, Ramsay Drive, Leighton Buzzard, Central Bedfordshire	LU7 3FZ	17/12/2024	350,000	366,336	FALSE	Residential	House	Semi_Detached				76.00	4,605.26	4,820.21	Freehold
9	137, Vandyke Road, Leighton Buzzard, Central Bedfordshire	LU7 3HQ	28/03/2025	254,627	254,627	FALSE	Residential	House	Semi_Detached	3	3		78.00	3,264.45	3,264.45	Freehold
148	32, Lister Corner, Leighton Buzzard, Central Bedfordshire	LU7 3GR	17/01/2025	350,000	356,770	FALSE	Residential	House	Semi_Detached				79.00	4,430.38	4,516.08	Freehold
46	32, Atterbury Avenue, Leighton Buzzard, Central Bedfordshire	LU7 3LE	14/03/2025	325,000	325,000	FALSE	Residential	House	Semi_Detached	2	3		82.00	3,963.41	3,963.41	Freehold
73	14, Woodman Close, Leighton Buzzard, Central Bedfordshire	LU7 3NU	05/03/2025	355,000	355,000	FALSE	Residential	House	Semi_Detached	2	3		82.00	4,329.27	4,329.27	Freehold
23	7, Crossway, Leighton Buzzard, Central Bedfordshire	LU7 3ND	28/03/2025	385,000	385,000	FALSE	Residential	House	Semi_Detached	3	3		84.00	4,583.33	4,583.33	Freehold
45	10, Marley Fields, Leighton Buzzard, Central Bedfordshire	LU7 4WL	19/03/2025	374,250	374,250	FALSE	Residential	House	Semi_Detached	2	3		84.00	4,455.36	4,455.36	Freehold
105	38, Chelsea Green, Leighton Buzzard, Central Bedfordshire	LU7 2PU	12/02/2025	400,000	405,775	FALSE	Residential	House	Semi_Detached	3	3		84.00	4,761.90	4,830.65	Freehold
192	17, Gault Way, Leighton Buzzard, Central Bedfordshire	LU7 3SF	17/12/2024	411,434	430,637	TRUE	Residential	House	Semi_Detached				84.00	4,898.02	5,126.63	Freehold
35	10, Plover Road, Leighton Buzzard, Central Bedfordshire	LU7 4AW	21/03/2025	350,000	350,000	FALSE	Residential	House	Semi_Detached	2	3		86.00	4,069.77	4,069.77	Freehold
156	1a, Churchill Road, Leighton Buzzard, Central Bedfordshire	LU7 3EA	15/01/2025	295,000	300,706	FALSE	Residential	House	Semi_Detached	3	3		86.00	3,430.23	3,496.58	Freehold
36	2, Guildford Mews, St Andrews Street, Leighton Buzzard, Central Bedfordshire	LU7 1FL	21/03/2025	320,000	320,000	FALSE	Residential	House	Semi_Detached	2	3		88.00	3,636.36	3,636.36	Freehold
165	12, Rannoch Gardens, Leighton Buzzard, Central Bedfordshire	LU7 2XQ	09/01/2025	425,000	433,221	FALSE	Residential	House	Semi_Detached	3	3		89.00	4,775.28	4,867.65	Freehold
60	47, Sandpiper Way, Leighton Buzzard, Central Bedfordshire	LU7 4SS	07/03/2025	360,000	360,000	FALSE	Residential	House	Semi_Detached	3	3		90.00	4,000.00	4,000.00	Freehold
166	68, Himley Green, Leighton Buzzard, Central Bedfordshire	LU7 2PZ	06/01/2025	328,536	334,891	FALSE	Residential	House	Semi_Detached	3	3		91.00	3,610.29	3,680.12	Freehold
180	80, Harrow Road, Leighton Buzzard, Central Bedfordshire	LU7 4UQ	19/12/2024	420,000	439,603	FALSE	Residential	House	Semi_Detached	3	3		93.00	4,516.13	4,726.91	Freehold
47	38, Almond Road, Leighton Buzzard, Central Bedfordshire	LU7 3UN	14/03/2025	350,000	350,000	FALSE	Residential	House	Semi_Detached	3	3		95.00	3,684.21	3,684.21	Freehold
53	29, Regent Street, Leighton Buzzard, Central Bedfordshire	LU7 3JY	12/03/2025	345,000	345,000	FALSE	Residential	House	Semi_Detached	2	3		96.00	3,593.75	3,593.75	Freehold
4	5, Sovereign Close, Leighton Buzzard, Central Bedfordshire	LU7 1FT	03/04/2025	396,000	396,000	FALSE	Residential	House	Semi_Detached				96.47	4,104.90	4,104.90	Freehold
97	6, Swales Drive, Leighton Buzzard, Central Bedfordshire	LU7 4FH	18/02/2025	365,000	370,269	FALSE	Residential	House	Semi_Detached	3	4		99.00	3,686.87	3,740.09	Freehold
110	56, Gemini Close, Leighton Buzzard, Central Bedfordshire	LU7 3UE	07/02/2025	422,500	428,600	FALSE	Residential	House	Semi_Detached	3	4		99.00	4,267.68	4,329.29	Freehold
8	14, Riverside, Leighton Buzzard, Central Bedfordshire	LU7 3HX	31/03/2025	390,000	390,000	FALSE	Residential	House	Semi_Detached	2	3		101.00	3,861.39	3,861.39	Freehold
94	42, Golden Riddy, Leighton Buzzard, Central Bedfordshire	LU7 2RJ	18/02/2025	350,000	355,053	FALSE	Residential	House	Semi_Detached	3	3		101.00	3,465.35	3,515.38	Freehold
146	18, Lywood Road, Leighton Buzzard, Central Bedfordshire	LU7 4RA	17/01/2025	370,000	377,157	FALSE	Residential	House	Semi_Detached	3	3		103.00	3,592.23	3,661.72	Freehold
1	31, Carina Drive, Leighton Buzzard, Central Bedfordshire	LU7 3XG	11/04/2025	125,000	125,000	FALSE	Residential	House	Semi_Detached	3	3		104.00	1,201.92	1,201.92	Freehold
161	3, Briggington Way, Leighton Buzzard, Central Bedfordshire	LU7 3GQ	10/01/2025	395,000	402,640	FALSE	Residential	House	Semi_Detached				104.00	3,798.08	3,871.54	Freehold
6	29, Babbage Grove, Leighton Buzzard, Central Bedfordshire	LU7 3GA	31/03/2025	410,000	410,000	FALSE	Residential	House	Semi_Detached				107.00	3,831.78	3,831.78	Freehold
74	62, Wallis Drive, Leighton Buzzard, Central Bedfordshire	LU7 3GD	05/03/2025	380,000	380,000	FALSE	Residential	House	Semi_Detached				107.00	3,551.40	3,551.40	Freehold
162	2, Barton Grove, Leighton Buzzard, Central Bedfordshire	LU7 4EF	10/01/2025	440,000	448,511	FALSE	Residential	House	Semi_Detached				109.00	4,036.70	4,114.78	Freehold
182	8, Hawker Close, Leighton Buzzard, Central Bedfordshire	LU7 4HH	19/12/2024	420,000	439,603	FALSE	Residential	House	Semi_Detached	3	4		109.00	3,853.21	4,033.06	Freehold
139	29, Mercury Way, Leighton Buzzard, Central Bedfordshire	LU7 3UZ	20/01/2025	392,000	399,582	FALSE	Residential	House	Semi_Detached	3	4		110.00	3,563.64	3,632.56	Freehold
33	4, Coniston Road, Leighton Buzzard, Central Bedfordshire	LU7 2QY	21/03/2025	350,000	350,000	FALSE	Residential	House	Semi_Detached	3	4		112.00	3,125.00	3,125.00	Freehold
75	28, Hartwell Crescent, Leighton Buzzard, Central Bedfordshire	LU7 1NP	05/03/2025	462,500	462,500	FALSE	Residential	House	Semi_Detached	3	4		114.00	4,057.02	4,057.02	Freehold
68	26, Wellington Way, Leighton Buzzard, Central Bedfordshire	LU7 3BY	06/03/2025	395,000	395,000	FALSE	Residential	House	Semi_Detached	2	3		115.00	3,434.78	3,434.78	Freehold
183	121, Vandyke Road, Leighton Buzzard, Central Bedfordshire	LU7 3HQ	19/12/2024	380,000	397,736	FALSE	Residential	House	Semi_Detached	3	3		117.00	3,247.86	3,399.45	Freehold
163	26, Whinchat Gardens, Leighton Buzzard, Central Bedfordshire	LU7 4DJ	10/01/2025	405,000	412,834	FALSE	Residential	House	Semi_Detached				118.00	3,432.20	3,498.59	Freehold
89	106, Vandyke Road, Leighton Buzzard, Central Bedfordshire	LU7 3HA	21/02/2025	552,000	559,969	FALSE	Residential	House	Semi_Detached	3	4		141.00	3,914.89	3,971.41	Freehold
168	19, Ship Road, Leighton Buzzard, Central Bedfordshire	LU7 2LW	06/01/2025	235,000	239,862	FALSE	Residential	House	Terraced	1	1		41.00	5,731.71	5,850.29	Freehold
176	14, Millstream Way, Leighton Buzzard, Central Bedfordshire	LU7 3WJ	20/12/2024	235,000	244,438	FALSE	Residential	House	Terraced	1	1		46.00	5,108.70	5,313.87	Freehold
31	379, Bideford Green, Leighton Buzzard, Central Bedfordshire	LU7 2TY	25/03/2025	325,000	325,000	FALSE	Residential	House	Terraced	3	3		51.00	6,372.55	6,372.55	Freehold
72	10, Victoria Terrace, Leedon, Leighton Buzzard, Central Bedfordshire	LU7 3LJ	05/03/2025	270,000	270,000	FALSE	Residential	House	Terraced	1	1		51.00	5,294.12	5,294.12	Freehold
185	61, Plantation Road, Leighton Buzzard, Central Bedfordshire	LU7 3HJ	19/12/2024	240,000	249,639	FALSE	Residential	House	Terraced	2	2		52.00	4,615.38	4,800.75	Freehold
50	20, The Chilterns, Leighton Buzzard, Central Bedfordshire	LU7 4QD	14/03/2025	285,000	285,000	FALSE	Residential	House	Terraced	2	2		54.00	5,277.78	5,277.78	Freehold
78	24, Soulbury Road, Leighton Buzzard, Central Bedfordshire	LU7 2RL	04/03/2025	205,000	205,000	FALSE	Residential	House	Terraced	2	2		54.00	3,796.30	3,796.30	Freehold
71	5, Creran Walk, Leighton Buzzard, Central Bedfordshire	LU7 2YP	05/03/2025	250,000	250,000	FALSE	Residential	House	Terraced	2	2		55.00	4,545.45	4,545.45	Freehold
111	70, Vandyke Road, Leighton Buzzard, Central Bedfordshire	LU7 3HH	07/02/2025	279,000	283,376	FALSE	Residential	House	Terraced	2	3		55.00	5,072.73	5,152.29	Freehold
132	25, Esmonde Way, Leighton Buzzard, Central Bedfordshire	LU7 4FS	24/01/2025	297,500	303,655	FALSE	Residential	House	Terraced	2	2		57.00	5,219.30	5,327.28	Freehold
49	18, West Street, Leighton Buzzard, Central Bedfordshire	LU7 1DD	14/03/2025	260,000	260,000	FALSE	Residential	House	Terraced	2	3		58.00	4,482.76	4,482.76	Freehold
70	39, Millstream Way, Leighton Buzzard, Central Bedfordshire	LU7 3WJ	06/03/2025	300,000	300,000	FALSE	Residential	House	Terraced	2	2		58.00	5,172.41	5,172.41	Freehold
18	14, Reeve Close, Leighton Buzzard, Central Bedfordshire	LU7 4RX	28/03/2025	278,000	278,000	FALSE	Residential	House	Terraced	2	2		59.00	4,711.86	4,711.86	Freehold
152	17, Isis Walk, Leighton Buzzard, Central Bedfordshire	LU7 3DB	17/01/2025	270,000	275,586	FALSE	Residential	House	Terraced	2	2		59.00	4,576.27	4,670.95	Freehold
24	25, Hornbeam Close, Leighton Buzzard, Central Bedfordshire	LU7 3FE	27/03/2025	265,000	265,000	FALSE	Residential	House	Terraced	2	2		60.00	4,416.67	4,416.67	Freehold
122	35, Wyngates, Leighton Buzzard, Central Bedfordshire	LU7 2LD	31/01/2025	350,000	357,241	FALSE	Residential	House	Terraced	2	3		60.00	5,833.33	5,954.02	Freehold
184	4, Southview Gardens, Leighton Buzzard, Central Bedfordshire	LU7 3YS	19/12/2024	255,000	265,241	FALSE	Residential	House	Terraced	3	3		60.00	4,250.00	4,420.68	Freehold
61	7, Hercules Close, Leighton Buzzard, Central Bedfordshire	LU7 3NN	07/03/2025	301,000	301,000	FALSE	Residential	House	Terraced	2	2		61.00	4,934.43	4,934.43	Freehold
106	11, Goldfinch Road, Leighton Buzzard, Central Bedfordshire	LU7 4BN	07/02/2025	303,500	308,261	FALSE	Residential	House	Terraced	2	2		62.00	4,895.16	4,971.95	Freehold
28	38, Springfield Road, Leighton Buzzard, Central Bedfordshire	LU7 2QS	26/03/2025	312,500	312,500	FALSE	Residential	House	Terraced	2	3		64.00	4,882.81	4,882.81	Freehold
108	5, Adaern Close, Leighton Buzzard, Central Bedfordshire	LU7 1HS	07/02/2025	292,000	296,580	FALSE	Residential	House	Terraced	3	3		66.00	4,424.24	4,493.64	Freehold
195	9, Sagan Rise, Leighton Buzzard, Central Bedfordshire	LU7 3GH	17/12/2024	310,000	322,450	FALSE	Residential	House	Terraced				66.00	4,696.97	4,885.61	Freehold
14	81, Wing Road, Leighton Buzzard, Central Bedfordshire	LU7 2NH	28/03/2025	280,000	280,000	FALSE	Residential	House	Terraced	2	3		67.00	4,179.10	4,179.10	Freehold
100	51, Lomond Drive, Leighton Buzzard, Central Bedfordshire	LU7 2XH	14/02/2025	295,000	299,627	FALSE	Residential	House	Terraced	3	3		67.00	4,402.99	4,472.04	Freehold
40	66, Hockliffe Street, Leighton Buzzard, Central Bedfordshire	LU7 1HJ	20/03/2025	230,000	230,000	FALSE	Residential	House	Terraced	3	3		68.00	3,382.35	3,382.35	Freehold
62	50, Finch Crescent, Leighton Buzzard, Central Bedfordshire	LU7 2PF	07/03/2025	365,000	365,000	FALSE	Residential	House	Terraced	2	3		68.00	5,367.65	5,367.65	Freehold
109	3, Jerrard Close, Leighton Buzzard, Central Bedfordshire	LU7 4WB	07/02/2025	342,000	347,365	FALSE	Residential	House	Terraced	3	3		70.00	4,885.71	4,962.36	Freehold
130	91, Richmond Road, Leighton Buzzard, Central Bedfordshire	LU7 4RF	27/01/2025	295,500	301,614	FALSE	Residential	House	Terraced	3	3		70.00	4,221.43	4,308.77	Freehold
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No	Address	Postcode	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per m	Market pri	Tenure
52	20, Dudley Street, Leighton Buzzard, Central Bedfordshire LU7 1SE	LU7 1SE	12/03/2025	310,000	310,000	FALSE	Residential	House	Terraced	2	3	3	73.00	4,246.58	4,246.58	Freehold
66	24, Orchard Drive, Leighton Buzzard, Central Bedfordshire LU7 2PL	LU7 2PL	06/03/2025	410,000	410,000	FALSE	Residential	House	Terraced	2	3	3	75.00	5,466.67	5,466.67	Freehold
93	8, Old Road, Linslade, Leighton Buzzard, Bedford LU7 2RD	LU7 2RD	19/02/2025	310,000	314,863	FALSE	Residential	House	Terraced	2	3	3	75.00	4,133.33	4,198.17	Freehold
112	10, Dimmock Close, Leighton Buzzard, Central Bedfordshire LU7 4RY	LU7 4RY	05/02/2025	318,500	323,496	FALSE	Residential	House	Terraced	2	3	3	75.00	4,246.67	4,313.28	Freehold
157	45, Knaves Hill, Leighton Buzzard, Central Bedfordshire LU7 2SE	LU7 2SE	13/01/2025	320,000	326,621	FALSE	Residential	House	Terraced	2	3	3	75.00	4,266.67	4,354.95	Freehold
196	64, Hockliffe Street, Leighton Buzzard, Central Bedfordshire LU7 1HJ	LU7 1HJ	17/12/2024	235,000	244,438	FALSE	Residential	House	Terraced	2	3	3	76.00	3,092.11	3,216.29	Freehold
158	5, Morar Close, Leighton Buzzard, Central Bedfordshire LU7 2XF	LU7 2XF	13/01/2025	370,000	377,655	FALSE	Residential	House	Terraced	2	2	2	77.00	4,805.19	4,904.61	Freehold
48	19, Orchard Drive, Leighton Buzzard, Central Bedfordshire LU7 2PL	LU7 2PL	14/03/2025	400,000	400,000	FALSE	Residential	House	Terraced	3	3	3	78.00	5,128.21	5,128.21	Freehold
56	101, Himley Green, Leighton Buzzard, Central Bedfordshire LU7 2QA	LU7 2QA	11/03/2025	385,000	385,000	FALSE	Residential	House	Terraced	3	3	3	78.00	4,935.90	4,935.90	Freehold
103	243, Meadow Way, Leighton Buzzard, Central Bedfordshire LU7 3XS	LU7 3XS	13/02/2025	265,000	269,157	FALSE	Residential	House	Terraced	3	3	3	79.00	3,354.43	3,407.05	Freehold
151	17, Himley Green, Leighton Buzzard, Central Bedfordshire LU7 2PY	LU7 2PY	17/01/2025	332,500	339,379	FALSE	Residential	House	Terraced	3	3	3	79.00	4,208.86	4,295.94	Freehold
177	18, Bunting Drive, Leighton Buzzard, Central Bedfordshire LU7 4AU	LU7 4AU	20/12/2024	325,000	338,052	FALSE	Residential	House	Terraced	2	3	3	83.00	3,915.66	4,072.92	Freehold
154	20, Lister Corner, Leighton Buzzard, Central Bedfordshire LU7 3GR	LU7 3GR	16/01/2025	350,000	357,241	FALSE	Residential	House	Terraced				84.00	4,166.67	4,252.87	Freehold
175	142, Meadow Way, Leighton Buzzard, Central Bedfordshire LU7 3FS	LU7 3FS	03/01/2025	310,000	316,414	FALSE	Residential	House	Terraced	3	3	3	86.00	3,604.65	3,679.23	Freehold
12	7, Orchard Drive, Leighton Buzzard, Central Bedfordshire LU7 2PL	LU7 2PL	28/03/2025	402,500	402,500	FALSE	Residential	House	Terraced	2	3	3	87.00	4,626.44	4,626.44	Freehold
90	257, Meadow Way, Leighton Buzzard, Central Bedfordshire LU7 3XS	LU7 3XS	21/02/2025	300,000	304,706	FALSE	Residential	House	Terraced	3	3	3	87.00	3,448.28	3,502.37	Freehold
76	134, Bideford Green, Leighton Buzzard, Central Bedfordshire LU7 2TL	LU7 2TL	05/03/2025	365,000	365,000	FALSE	Residential	House	Terraced	2	3	3	89.00	4,101.12	4,101.12	Freehold
164	14, Church Road, Leighton Buzzard, Central Bedfordshire LU7 2LR	LU7 2LR	10/01/2025	355,000	362,345	FALSE	Residential	House	Terraced	3	3	3	89.00	3,988.76	4,071.29	Freehold
67	8, Faulknors Way, Leighton Buzzard, Central Bedfordshire LU7 2SS	LU7 2SS	06/03/2025	300,000	300,000	FALSE	Residential	House	Terraced	3	3	3	90.00	3,333.33	3,333.33	Freehold
19	17, Elliott Way, Leighton Buzzard, Central Bedfordshire LU7 4UT	LU7 4UT	28/03/2025	345,000	345,000	FALSE	Residential	House	Terraced	2	3	3	92.00	3,750.00	3,750.00	Freehold
91	63, Grange Close, Leighton Buzzard, Central Bedfordshire LU7 2PP	LU7 2PP	21/02/2025	350,000	355,490	FALSE	Residential	House	Terraced	3	3	3	93.00	3,763.44	3,822.47	Freehold
25	69, Himley Green, Leighton Buzzard, Central Bedfordshire LU7 2PZ	LU7 2PZ	27/03/2025	377,500	377,500	FALSE	Residential	House	Terraced	3	3	3	94.00	4,015.96	4,015.96	Freehold
86	62, Clarence Road, Leighton Buzzard, Central Bedfordshire LU7 3EJ	LU7 3EJ	21/02/2025	315,500	320,449	FALSE	Residential	House	Terraced	3	4	4	94.00	3,356.38	3,409.03	Freehold
87	2, Oakridge Park, Leighton Buzzard, Central Bedfordshire LU7 4GB	LU7 4GB	21/02/2025	435,000	441,824	FALSE	Residential	House	Terraced	3	3	3	94.00	4,627.66	4,700.26	Freehold
107	349, Bideford Green, Leighton Buzzard, Central Bedfordshire LU7 2TX	LU7 2TX	07/02/2025	365,000	370,725	FALSE	Residential	House	Terraced	3	3	3	95.00	3,842.11	3,902.37	Freehold
124	45, Theedway, Leighton Buzzard, Central Bedfordshire LU7 9RP	LU7 9RP	30/01/2025	330,000	336,828	FALSE	Residential	House	Terraced				96.00	3,437.50	3,508.63	Freehold
83	18, Hornbeam Close, Leighton Buzzard, Central Bedfordshire LU7 3FE	LU7 3FE	25/02/2025	287,000	291,502	FALSE	Residential	House	Terraced	2	2	2	97.00	2,958.76	3,005.18	Freehold
200	67, Theedway, Leighton Buzzard, Central Bedfordshire LU7 9RP	LU7 9RP	16/12/2024	360,000	374,458	FALSE	Residential	House	Terraced				99.00	3,636.36	3,782.40	Freehold
159	29, Osprey Drive, Leighton Buzzard, Central Bedfordshire LU7 4BW	LU7 4BW	10/01/2025	370,000	377,655	FALSE	Residential	House	Terraced	2	3	3	101.00	3,663.37	3,739.16	Freehold
169	61, Cormorant Way, Leighton Buzzard, Central Bedfordshire LU7 4UY	LU7 4UY	03/01/2025	340,000	347,034	FALSE	Residential	House	Terraced	2	3	3	101.00	3,366.34	3,435.98	Freehold
116	32, Sandpiper Way, Leighton Buzzard, Central Bedfordshire LU7 4SS	LU7 4SS	03/02/2025	335,000	340,255	FALSE	Residential	House	Terraced	2	3	3	103.00	3,252.43	3,303.45	Freehold
5	37, Grange Close, Leighton Buzzard, Central Bedfordshire LU7 2PW	LU7 2PW	31/03/2025	385,000	385,000	FALSE	Residential	House	Terraced	3	4	4	106.00	3,632.08	3,632.08	Freehold
150	21, Dunnock Drive, Leighton Buzzard, Central Bedfordshire LU7 4DL	LU7 4DL	17/01/2025	389,000	397,048	FALSE	Residential	House	Terraced	3	4	4	110.00	3,536.36	3,609.53	Freehold
96	18, Cormorant Way, Leighton Buzzard, Central Bedfordshire LU7 4UY	LU7 4UY	18/02/2025	412,000	418,463	FALSE	Residential	House	Terraced	3	3	3	112.00	3,678.57	3,736.28	Freehold
141	3, Wellington Way, Leighton Buzzard, Central Bedfordshire LU7 3BY	LU7 3BY	20/01/2025	340,000	347,034	FALSE	Residential	House	Terraced	3	4	4	112.00	3,035.71	3,098.52	Freehold
2	6, Raven Way, Leighton Buzzard, Central Bedfordshire LU7 4BU	LU7 4BU	07/04/2025	350,000	350,000	FALSE	Residential	House	Terraced				113.00	3,097.35	3,097.35	Freehold
113	32, Bossard Court, Leighton Buzzard, Central Bedfordshire LU7 1DF	LU7 1DF	04/02/2025	340,000	345,333	FALSE	Residential	House	Terraced				121.00	2,809.92	2,853.99	Freehold
167	30, Kingfisher Drive, Leighton Buzzard, Central Bedfordshire LU7 4SG	LU7 4SG	06/01/2025	390,000	398,069	FALSE	Residential	House	Terraced				122.00	3,196.72	3,262.86	Freehold
135	32, Kingfisher Drive, Leighton Buzzard, Central Bedfordshire LU7 4SG	LU7 4SG	24/01/2025	430,000	438,897	FALSE	Residential	House	Terraced				124.00	3,467.74	3,539.49	Freehold
22	81, Churchill Road, Leighton Buzzard, Central Bedfordshire LU7 3EB	LU7 3EB	28/03/2025	430,000	430,000	FALSE	Residential	House	Terraced				127.00	3,385.83	3,385.83	Freehold
54	18, Grove Road, Leighton Buzzard, Central Bedfordshire LU7 1SF	LU7 1SF	11/03/2025	555,000	555,000	FALSE	Residential	House	Terraced	3	4	4	134.00	4,141.79	4,141.79	Freehold
199	1, Copper Beech Way, Leighton Buzzard, Central Bedfordshire LU7 3BD	LU7 3BD	16/12/2024	650,000	676,104	FALSE	Residential	House	Terraced				155.00	4,193.55	4,361.96	Freehold
98	291, Bideford Green, Leighton Buzzard, Central Bedfordshire LU7 2TU	LU7 2TU	14/02/2025	480,000	487,529	FALSE	Residential	House	Terraced				158.00	3,037.97	3,085.63	Freehold
55	16, Grove Road, Leighton Buzzard, Central Bedfordshire LU7 1SF	LU7 1SF	11/03/2025	775,000	775,000	FALSE	Residential	House	Terraced				312.00	2,483.97	2,483.97	Freehold
138	22, Kingfisher Drive, Leighton Buzzard, Central Bedfordshire LU7 4SG	LU7 4SG	21/01/2025	195,000	199,034	FALSE	Residential	Maisonette	Terraced	2	2	2	46.00	4,239.13	4,326.83	Leasehold
121	30, Lochy Drive, Leighton Buzzard, Central Bedfordshire LU7 2XY	LU7 2XY	31/01/2025	235,000	239,862	FALSE	Residential	Maisonette	Terraced	2	2	2	51.00	4,607.84	4,703.18	Freehold
10	Lynmar, 100a, Hockliffe Road, Leighton Buzzard, Central Bedfordshire LU7 3FN	LU7 3FN	28/03/2025	390,000	390,000	FALSE	Residential	Other	Detached				-	-	-	Freehold
170	Sycamore House, 97b, Plantation Road, Leighton Buzzard, Central Bedfordshire LU7 3HJ	LU7 3HJ	03/01/2025	845,000	858,113	FALSE	Residential	Other	Detached				-	-	-	Freehold
11	7, Miles Avenue, Leighton Buzzard, Central Bedfordshire LU7 3LF	LU7 3LF	28/03/2025	368,000	368,000	FALSE	Residential	Other	Semi_Detached				-	-	-	Freehold
34	3, Underwood Croft, Leighton Buzzard, Central Bedfordshire LU7 3QF	LU7 3QF	21/03/2025	373,500	373,500	TRUE	Residential	Other	Semi_Detached				-	-	-	Freehold
43	174, Stanbridge Road, Leighton Buzzard, Central Bedfordshire LU7 4QN	LU7 4QN	20/03/2025	74,477	74,477	FALSE	Residential	Other	Semi_Detached				-	-	-	Freehold
129	36, Wyngates, Leighton Buzzard, Central Bedfordshire LU7 2LE	LU7 2LE	28/01/2025	135,000	137,793	FALSE	Residential	Other	Terraced				-	-	-	Freehold

All commercial transactions from Land Registry within 10km - Leighton transactions highlighted

No	Address	Postcode	Date sold	Sold price	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Tenure
29	Unit 6, Firbank Court, Leighton Buzzard, Central Bedfordshire LU7 4YJ	LU7 4YJ	#####	220,000	FALSE	Commercial	Industrial	Other	190.00	1,157.89	Freehold
68	International House 3, Centrus, Arenson Way, Houghton Regis, Dunstable, Central Bedfordshire LU5 5BN	LU5 5BN	#####	11,566,194	FALSE	Commercial	Industrial	Storage_and_Distribution	1,989.00	5,815.08	Freehold
23	Dantom House, Blackburn Road, Townsend Industrial Estate, Dunstable, Central Bedfordshire LU5 5BQ	LU5 5BQ	#####	1,150,000	FALSE	Commercial	Industrial	Storage_and_Distribution	1,012.00	1,136.36	Freehold
9	Unit 5, Aragon Park, Foster Avenue, Dunstable, Central Bedfordshire LU5 5GN	LU5 5GN	#####	1,200,000	FALSE	Commercial	Industrial	Storage_and_Distribution	484.00	2,479.34	Freehold
76	Unit 4, Aragon Park, Foster Avenue, Dunstable, Central Bedfordshire LU5 5GN	LU5 5GN	#####	1,560,000	FALSE	Commercial	Industrial	Storage_and_Distribution	746.00	2,091.15	Freehold
89	Unit 1, Houghton Regis Trading Centre, Houghton Regis, Dunstable, Central Bedfordshire LU5 5QH	LU5 5QH	#####	195,000	FALSE	Commercial	Industrial	Storage_and_Distribution	210.00	928.57	Leasehold
75	Unit 1, Baytree Park, Grendall Lane, Houghton Regis, Dunstable, Central Bedfordshire LU5 6GJ	LU5 6GJ	#####	54,200,000	FALSE	Commercial	Industrial	Storage_and_Distribution	25,524.00	2,123.49	Freehold
44	Unit 2b, Thorn Road, Houghton Regis, Dunstable, Central Bedfordshire LU5 6TZ	LU5 6TZ	#####	86,160	FALSE	Commercial	Industrial	Storage_and_Distribution	653.00	131.94	Leasehold
103	Unit 4, Ouzel Industrial Estate, Grovebury Road, Leighton Buzzard, Central Bedfordshire LU7 4ER	LU7 4ER	#####	8,639,998	FALSE	Commercial	Industrial	Storage_and_Distribution	4,723.00	1,829.35	Freehold
30	Unit 3, Grovebury Road, Leighton Buzzard, Central Bedfordshire LU7 4SQ	LU7 4SQ	#####	1,400,000	FALSE	Commercial	Industrial	Storage_and_Distribution	5,627.00	248.80	Freehold
66	Unit L7, Cherrycourt Way, Leighton Buzzard, Central Bedfordshire LU7 4UH	LU7 4UH	#####	1,590,000	FALSE	Commercial	Industrial	Storage_and_Distribution	700.00	2,271.43	Leasehold
13	Unit 13, Firbank Court, Leighton Buzzard, Central Bedfordshire LU7 4YJ	LU7 4YJ	#####	289,000	FALSE	Commercial	Industrial	Storage_and_Distribution	344.00	840.12	Freehold
55	Tuffnells Parcels Express Ltd, Cherrycourt Way, Leighton Buzzard, Central Bedfordshire LU7 4UH	LU7 4UH	#####	2,750,000	FALSE	Commercial	Industrial	Warehouse	1,281.00	2,146.76	Leasehold
69	Unit 15, Chartmoor Road, Leighton Buzzard, Central Bedfordshire LU7 4WG	LU7 4WG	#####	1,860,000	FALSE	Commercial	Industrial	Warehouse	2,140.00	869.16	Freehold
7	13, Barton Road, Bletchley, Milton Keynes, Milton Keynes MK2 3JF	MK2 3JF	#####	840,000	FALSE	Commercial	Industrial	Warehouse	362.00	2,320.44	Freehold
4	1, Conger Lane, Toddington, Dunstable, Central Bedfordshire LU5 6BT	LU5 6BT	#####	785,000	FALSE	Commercial	Office	Detached	34.00	23,088.24	Freehold
1	39, Winfield Street, Dunstable, Central Bedfordshire LU6 1LS	LU6 1LS	#####	300,000	FALSE	Commercial	Office	Detached	125.00	2,400.00	Freehold
35	115, West Street, Dunstable, Central Bedfordshire LU6 1SG	LU6 1SG	#####	425,000	FALSE	Commercial	Office	Detached	131.00	3,244.27	Freehold
27	8, Wharfside, Bletchley, Milton Keynes, Milton Keynes MK2 2AZ	MK2 2AZ	#####	68,000	FALSE	Commercial	Office	Flat	31.00	2,193.55	Leasehold
96	14, Wharfside, Bletchley, Milton Keynes, Milton Keynes MK2 2AZ	MK2 2AZ	#####	75,000	FALSE	Commercial	Office	Flat	27.00	2,777.78	Leasehold
58	70, High Street, Houghton Regis, Dunstable, Central Bedfordshire LU5 5BJ	LU5 5BJ	#####	835,000	FALSE	Commercial	Office	Other	360.00	2,319.44	Freehold
12	Unit D3, Ivinghoe Business Centre, Blackburn Road, Townsend Industrial Estate, Dunstable, Central Bedfordshire LU5 5BQ	LU5 5BQ	#####	237,000	FALSE	Commercial	Office	Other	374.00	633.69	Freehold
38	Unit B1, Ivinghoe Business Centre, Blackburn Road, Townsend Industrial Estate, Dunstable, Central Bedfordshire LU5 5BQ	LU5 5BQ	#####	235,000	FALSE	Commercial	Office	Other	374.00	628.34	Freehold
8	Unit 1, Circle Business Centre, Blackburn Road, Houghton Regis, Dunstable, Central Bedfordshire LU5 5DD	LU5 5DD	#####	444,466	FALSE	Commercial	Office	Other	420.00	1,058.25	Freehold
62	Clifton Court, 19a, Clifton Road, Dunstable, Central Bedfordshire LU6 1LT	LU6 1LT	#####	250,000	FALSE	Commercial	Office	Other	150.00	1,666.67	Freehold
28	18, Matthew Street, Dunstable, Central Bedfordshire LU6 1SD	LU6 1SD	#####	300,000	FALSE	Commercial	Office	Other	183.00	1,639.34	Freehold
82	12, High Street, Leighton Buzzard, Central Bedfordshire LU7 1EA	LU7 1EA	#####	300,000	FALSE	Commercial	Office	Other	138.00	2,173.91	Freehold
74	Craven House, Water Lane, Leighton Buzzard, Central Bedfordshire LU7 1FA	LU7 1FA	#####	215,000	FALSE	Commercial	Office	Other	249.00	863.45	Freehold
15	13, Soulbury Road, Leighton Buzzard, Central Bedfordshire LU7 2RL	LU7 2RL	#####	215,000	FALSE	Commercial	Office	Other	92.00	2,336.96	Freehold
64	Unit 3, Eden Court, Leighton Buzzard, Central Bedfordshire LU7 4FY	LU7 4FY	#####	375,000	FALSE	Commercial	Office	Other	369.00	1,016.26	Freehold
72	Unit 8, Clipstone Brook Industrial Estate, Leighton Buzzard, Central Bedfordshire LU7 4GP	LU7 4GP	#####	497,000	FALSE	Commercial	Office	Other	477.00	1,041.93	Leasehold
104	Unit 3, Clipstone Brook Industrial Estate, Leighton Buzzard, Central Bedfordshire LU7 4GP	LU7 4GP	#####	207,000	FALSE	Commercial	Office	Other	432.00	479.17	Leasehold
6	The Garage, Leighton Road, Great Billington, Leighton Buzzard, Central Bedfordshire LU7 9BN	LU7 9BN	#####	425,000	FALSE	Commercial	Office	Other	654.00	649.85	Freehold
78	North Star Cottage, Watling Street, Hockliffe, Leighton Buzzard, Central Bedfordshire LU7 9PY	LU7 9PY	#####	7,500,000	FALSE	Commercial	Office	Other	80.00	93,750.00	Freehold
31	Yard 1, Common Farm, Newton Road, Stoke Hammond, Milton Keynes, Buckinghamshire MK17 0EB	MK17 0EB	#####	1,100,000	FALSE	Commercial	Office	Other	148.00	7,432.43	Freehold
92	Common Farm, Newton Road, Stoke Hammond, Milton Keynes, Buckinghamshire MK17 0EB	MK17 0EB	#####	480,025	FALSE	Commercial	Office	Other	148.00	3,243.41	Freehold
2	28, Wharfside, Bletchley, Milton Keynes, Milton Keynes MK2 2AZ	MK2 2AZ	#####	76,000	FALSE	Commercial	Office	Other	85.00	894.12	Leasehold
95	21, Wharfside, Bletchley, Milton Keynes, Milton Keynes MK2 2AZ	MK2 2AZ	#####	70,000	FALSE	Commercial	Office	Other	67.00	1,044.78	Leasehold
36	130a, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2RS	MK2 2RS	#####	562,000	FALSE	Commercial	Office	Other	67.00	8,388.06	Freehold
63	138a, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2RS	MK2 2RS	#####	1,065,000	FALSE	Commercial	Office	Other	101.00	10,544.55	Freehold
34	47, Barton Road, Bletchley, Milton Keynes, Milton Keynes MK2 3HU	MK2 3HU	#####	500,000	FALSE	Commercial	Office	Other	389.00	1,285.35	Leasehold
79	8, Conger Lane, Toddington, Dunstable, Central Bedfordshire LU5 6BT	LU5 6BT	#####	300,000	FALSE	Commercial	Office	Terraced	19.00	15,789.47	Freehold
59	75, West Street, Dunstable, Central Bedfordshire LU6 1ST	LU6 1ST	#####	336,500	FALSE	Commercial	Office	Terraced	210.00	1,602.38	Freehold
47	39, Hockliffe Road, Leighton Buzzard, Central Bedfordshire LU7 3FF	LU7 3FF	#####	590,000	FALSE	Commercial	Office	Terraced	178.00	3,314.61	Freehold
94	85, West Street, Dunstable, Central Bedfordshire LU6 1SE	LU6 1SE	#####	365,000	FALSE	Commercial	Other	Healthcare	242.00	1,508.26	Freehold
80	Edlesborough Surgery, 11, Cow Lane, Edlesborough, Dunstable, Buckinghamshire LU6 2HT	LU6 2HT	#####	1,050,000	FALSE	Commercial	Other	Healthcare	375.00	2,800.00	Freehold
48	1, Leighton Road, Leighton Buzzard, Central Bedfordshire LU7 1LB	LU7 1LB	#####	851,000	FALSE	Commercial	Other	Healthcare	468.00	1,818.38	Freehold
71	12, Lake Street, Leighton Buzzard, Central Bedfordshire LU7 1RT	LU7 1RT	#####	380,000	FALSE	Commercial	Other	Healthcare	257.00	1,478.60	Freehold
65	18, Stoke Road, Leighton Buzzard, Central Bedfordshire LU7 2SW	LU7 2SW	#####	4,442,557	FALSE	Commercial	Other	Healthcare	1,864.00	2,383.35	Freehold
81	Pitstone Surgery, Yardley Avenue, Pitstone, Leighton Buzzard, Buckinghamshire LU7 9BE	LU7 9BE	#####	635,000	FALSE	Commercial	Other	Healthcare	276.00	2,300.72	Freehold
20	18, Bedford Street, Woburn, Milton Keynes, Central Bedfordshire MK17 9QB	MK17 9QB	#####	60,000	FALSE	Commercial	Other	Hotel (Coaching Inn)	609.00	98.52	Leasehold
88	Victoria Club, Victoria Street, Dunstable, Central Bedfordshire LU6 3BA	LU6 3BA	#####	360,000	FALSE	Commercial	Other	Leisure	540.00	666.67	Freehold
22	6, Dudley Street, Leighton Buzzard, Central Bedfordshire LU7 1SE	LU7 1SE	#####	363,000	FALSE	Commercial	Other	Leisure	354.00	1,025.42	Freehold
98	100, Galley Lane, Great Brickhill, Milton Keynes, Buckinghamshire MK17 9AA	MK17 9AA	#####	1,000,000	FALSE	Commercial	Other	Leisure	352.00	2,840.91	Freehold
101	The Limes, Cumberland Street, Houghton Regis, Dunstable, Central Bedfordshire LU5 5BW	LU5 5BW	#####	420,000	FALSE	Commercial	Other	Speciality	321.00	1,308.41	Freehold
91	86, Clarence Road, Leighton Buzzard, Central Bedfordshire LU7 3EL	LU7 3EL	#####	75,000	FALSE	Commercial	Retail	Flat	54.00	1,388.89	Leasehold
57	8, Market Square, Toddington, Dunstable, Central Bedfordshire LU5 6BS	LU5 6BS	#####	345,000	FALSE	Commercial	Retail	High_Street_Retail	78.00	4,423.08	Freehold
43	1, Collie Place, Houghton Regis, Dunstable, Central Bedfordshire LU5 6TW	LU5 6TW	#####	4,128,236	FALSE	Commercial	Retail	High_Street_Retail	71.00	58,144.17	Leasehold
83	174, Union Street, Dunstable, Central Bedfordshire LU6 1HB	LU6 1HB	#####	350,000	FALSE	Commercial	Retail	High_Street_Retail	117.00	2,991.45	Freehold
37	41, High Street North, Dunstable, Central Bedfordshire LU6 1JE	LU6 1JE	#####	420,000	FALSE	Commercial	Retail	High_Street_Retail	124.00	3,387.10	Freehold
90	77, High Street North, Dunstable, Central Bedfordshire LU6 1JF	LU6 1JF	#####	10,000	FALSE	Commercial	Retail	High_Street_Retail	146.00	68.49	Leasehold
86	127, High Street North, Dunstable, Central Bedfordshire LU6 1JN	LU6 1JN	#####	251,750	FALSE	Commercial	Retail	High_Street_Retail	60.00	4,195.83	Freehold
61	116, High Street North, Dunstable, Central Bedfordshire LU6 1LN	LU6 1LN	#####	965,000	FALSE	Commercial	Retail	High_Street_Retail	63.00	15,317.46	Freehold
52	43, Winfield Street, Dunstable, Central Bedfordshire LU6 1LS	LU6 1LS	#####	305,000	FALSE	Commercial	Retail	High_Street_Retail	303.00	1,006.60	Freehold
84	167, West Street, Dunstable, Central Bedfordshire LU6 1PD	LU6 1PD	#####	210,000	FALSE	Commercial	Retail	High_Street_Retail	112.00	1,875.00	Freehold
85	First Floor Flat, 167, West Street, Dunstable, Central Bedfordshire LU6 1PD	LU6 1PD	#####	195,000	FALSE	Commercial	Retail	High_Street_Retail	112.00	1,741.07	Leasehold
10	16, Church Road, Totternhoe, Dunstable, Central Bedfordshire LU6 1RE	LU6 1RE	#####	475,000	FALSE	Commercial	Retail	High_Street_Retail	218.00	2,178.90	Freehold
26	12, Albion Street, Dunstable, Central Bedfordshire LU6 1SA	LU6 1SA	#####	200,000	FALSE	Commercial	Retail	High_Street_Retail	202.00	990.10	Freehold
60	14, Albion Street, Dunstable, Central Bedfordshire LU6 1SA	LU6 1SA	#####	74,000	FALSE	Commercial	Retail	High_Street_Retail	32.00	2,312.50	Leasehold

No	Address	Postcode	Date sold	Sold price	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Tenure
67	16, Albion Street, Dunstable, Central Bedfordshire LU6 1SA	LU6 1SA	#####	245,000	FALSE	Commercial	Retail	High_Street_Retail	22.00	11,136.36	Freehold
54	70, West Street, Dunstable, Central Bedfordshire LU6 1TA	LU6 1TA	#####	378,000	FALSE	Commercial	Retail	High_Street_Retail	130.00	2,907.69	Freehold
18	The Swan, Chapel Square, Stewkley, Leighton Buzzard, Buckinghamshire LU7 0HA	LU7 0HA	#####	483,800	FALSE	Commercial	Retail	High_Street_Retail	317.00	1,526.18	Freehold
99	The Stag, The Green, Mentmore, Leighton Buzzard, Buckinghamshire LU7 0QF	LU7 0QF	#####	570,000	FALSE	Commercial	Retail	High_Street_Retail	425.00	1,341.18	Freehold
32	3, High Street, Leighton Buzzard, Central Bedfordshire LU7 1DN	LU7 1DN	#####	350,000	FALSE	Commercial	Retail	High_Street_Retail	84.00	4,166.67	Leasehold
33	1a, High Street, Leighton Buzzard, Central Bedfordshire LU7 1DN	LU7 1DN	#####	470,000	FALSE	Commercial	Retail	High_Street_Retail	61.00	7,704.92	Freehold
42	5a, High Street, Leighton Buzzard, Central Bedfordshire LU7 1DN	LU7 1DN	#####	340,000	FALSE	Commercial	Retail	High_Street_Retail	139.00	2,446.04	Freehold
11	90, North Street, Leighton Buzzard, Central Bedfordshire LU7 1ES	LU7 1ES	#####	190,000	FALSE	Commercial	Retail	High_Street_Retail	124.00	1,532.26	Freehold
87	15, Wing Road, Leighton Buzzard, Central Bedfordshire LU7 2NG	LU7 2NG	#####	350,000	FALSE	Commercial	Retail	High_Street_Retail	45.00	7,777.78	Freehold
50	The Kings Head Restaurant, Station Road, Ivinghoe, Leighton Buzzard, Buckinghamshire LU7 9EB	LU7 9EB	#####	1,500,000	FALSE	Commercial	Retail	High_Street_Retail	821.00	1,827.04	Freehold
40	195, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2ED	MK2 2ED	#####	325,000	FALSE	Commercial	Retail	High_Street_Retail	245.00	1,326.53	Freehold
56	13, Victoria Road, Bletchley, Milton Keynes, Milton Keynes MK2 2NG	MK2 2NG	#####	530,000	FALSE	Commercial	Retail	High_Street_Retail	497.00	1,066.40	Freehold
97	136, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2RS	MK2 2RS	#####	330,000	FALSE	Commercial	Retail	High_Street_Retail	120.00	2,750.00	Freehold
100	134, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2RS	MK2 2RS	#####	227,500	FALSE	Commercial	Retail	High_Street_Retail	112.00	2,031.25	Freehold
24	120, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2RU	MK2 2RU	#####	660,000	FALSE	Commercial	Retail	High_Street_Retail	287.00	2,299.65	Freehold
93	100, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2RU	MK2 2RU	#####	231,000	FALSE	Commercial	Retail	High_Street_Retail	119.00	1,941.18	Leasehold
53	3, Islay Court, Newton Leys, Milton Keynes, Milton Keynes MK3 5QW	MK3 5QW	#####	265,000	FALSE	Commercial	Retail	High_Street_Retail	90.00	2,944.44	Freehold
49	Netto Food Store, High Street, Houghton Regis, Dunstable, Central Bedfordshire LU5 5BJ	LU5 5BJ	#####	2,300,000	FALSE	Commercial	Retail	Other	1,179.00	1,950.81	Freehold
41	164, Westfield Road, Dunstable, Central Bedfordshire LU6 1DL	LU6 1DL	#####	140,000	FALSE	Commercial	Retail	Other	91.00	1,538.46	Leasehold
39	96, High Street, Eaton Bray, Dunstable, Central Bedfordshire LU6 2DP	LU6 2DP	#####	240,000	FALSE	Commercial	Retail	Other	163.00	1,472.39	Freehold
5	Edlesborough Post Office, Summerleys, Edlesborough, Dunstable, Buckinghamshire LU6 2HH	LU6 2HH	#####	525,283	FALSE	Commercial	Retail	Other	115.00	4,567.68	Freehold
73	3, Tring Road, Dunstable, Central Bedfordshire LU6 2PX	LU6 2PX	#####	2,680,000	FALSE	Commercial	Retail	Other	39.00	68,717.95	Freehold
51	20, Bridge Street, Leighton Buzzard, Central Bedfordshire LU7 1AL	LU7 1AL	#####	317,000	FALSE	Commercial	Retail	Other	246.00	1,288.62	Freehold
19	6, Friday Street, Leighton Buzzard, Central Bedfordshire LU7 1AN	LU7 1AN	#####	100,000	FALSE	Commercial	Retail	Other	46.00	2,173.91	Freehold
77	10, High Street, Leighton Buzzard, Central Bedfordshire LU7 1EA	LU7 1EA	#####	180,000	FALSE	Commercial	Retail	Other	25.00	7,200.00	Freehold
102	42, High Street, Leighton Buzzard, Central Bedfordshire LU7 1EA	LU7 1EA	#####	499,000	FALSE	Commercial	Retail	Other	141.00	3,539.01	Freehold
17	48, High Street, Leighton Buzzard, Central Bedfordshire LU7 1EE	LU7 1EE	#####	550,000	FALSE	Commercial	Retail	Other	398.00	1,381.91	Freehold
46	6, North Street, Leighton Buzzard, Central Bedfordshire LU7 1EN	LU7 1EN	#####	138,500	FALSE	Commercial	Retail	Other	106.00	1,306.60	Leasehold
70	2, North Street, Leighton Buzzard, Central Bedfordshire LU7 1EN	LU7 1EN	#####	400,000	FALSE	Commercial	Retail	Other	277.00	1,444.04	Freehold
3	57a, Lake Street, Leighton Buzzard, Central Bedfordshire LU7 1SA	LU7 1SA	#####	155,000	FALSE	Commercial	Retail	Other	77.00	2,012.99	Freehold
14	Petrol Filling Station, Morrisons, Lake Street, Leighton Buzzard, Central Bedfordshire LU7 1WS	LU7 1WS	#####	3,375,000	FALSE	Commercial	Retail	Other	91.00	37,087.91	Freehold
45	Unit A, Lennox Road, Bletchley, Milton Keynes, Milton Keynes MK2 2HH	MK2 2HH	#####	300,000	FALSE	Commercial	Retail	Other	251.00	1,195.22	Freehold
16	215, Queensway, Bletchley, Milton Keynes, Milton Keynes MK2 2YY	MK2 2YY	#####	685,000	FALSE	Commercial	Retail	Other	678.00	1,010.32	Freehold
21	40, Market Square, Toddington, Dunstable, Central Bedfordshire LU5 6BS	LU5 6BS	#####	265,000	FALSE	Commercial	Retail	Semi_Detached	44.00	6,022.73	Freehold
25	30, Watling Street, Bletchley, Milton Keynes, Milton Keynes MK2 2BL	MK2 2BL	#####	450,000	FALSE	Commercial	Retail	Terraced	886.00	507.90	Freehold

Appendix 3

Extract of BCIS build costs

by
Bailey Venning Associates Limited on behalf of
Leighton-Linslade Town Council

July 2025

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 28-Jun-2025 07:15

Rebased to Mid Bedfordshire (108; sample 17)

MAXIMUM AGE OF RESULTS: 10 YEARS

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
340. Mixed commercial developments (10)	2,518	-	-	-	-	-	1	
345. Shops								
Generally (10)	1,906	1,202	-	-	-	2,611	2	
1-2 storey (10)	1,906	1,202	-	-	-	2,611	2	
421. Health Centres, clinics, group practice surgeries								
Generally (10)	3,764	1,979	2,692	3,762	4,773	5,910	21	
Public (10)	4,292	2,692	3,656	4,045	4,885	5,910	15	
Private (10)	2,443	1,979	2,410	2,500	2,574	2,701	6	
810. Housing, mixed developments (10)	1,738	922	1,489	1,660	1,894	4,260	743	
810.1 Estate housing								
Generally (10)	1,750	870	1,428	1,662	1,921	5,875	470	
Single storey (10)	2,015	1,138	1,619	1,878	2,180	5,875	91	
2-storey (10)	1,663	870	1,408	1,617	1,854	3,520	363	
3-storey (10)	1,872	1,248	1,391	1,666	2,173	3,444	13	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
4-storey or above (10)	3,575	2,839	-	3,169	-	4,718	3	
810.11 Estate housing detached (10)	2,854	1,401	2,162	2,650	3,169	5,875	9	
810.12 Estate housing semi detached								
Generally (10)	1,768	998	1,456	1,680	1,990	3,764	126	
Single storey (10)	1,898	1,318	1,592	1,867	2,069	3,764	42	
2-storey (10)	1,706	998	1,451	1,632	1,897	2,890	82	
3-storey (10)	1,626	1,248	-	-	-	2,004	2	
810.13 Estate housing terraced								
Generally (10)	1,838	1,003	1,406	1,638	2,094	4,718	43	
Single storey (10)	1,951	1,611	-	-	-	2,291	2	
2-storey (10)	1,706	1,003	1,406	1,619	1,836	3,520	35	
3-storey (10)	2,137	1,256	1,388	2,173	2,421	3,444	5	
4-storey or above (10)	4,718	-	-	-	-	-	1	
816. Flats (apartments)								
Generally (10)	1,993	1,052	1,613	1,840	2,261	6,785	418	
1-2 storey (10)	1,964	1,150	1,573	1,802	2,373	3,824	91	
3-5 storey (10)	1,959	1,052	1,599	1,831	2,193	4,133	282	
6 storey or above (10)	2,268	1,435	1,783	2,067	2,487	6,785	45	
843. Supported housing								
Generally (10)	2,259	1,327	1,780	2,163	2,613	3,772	48	
Single storey (10)	2,470	1,905	2,450	2,535	2,596	2,862	5	
2-storey (10)	2,349	1,327	1,794	2,285	2,874	3,772	23	
3-storey (10)	2,028	1,376	1,690	1,911	2,279	2,936	12	
4-storey or above (10)	2,217	1,445	1,750	2,178	2,385	3,502	8	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Shell only								
345. Shops (10)	1,428	790	-	1,046	-	2,832	4	
810.1 Estate housing (10)	653	-	-	-	-	-	1	
810.13 Estate housing terraced (10)	653	-	-	-	-	-	1	
816. Flats (apartments) (10)	660	-	-	-	-	-	1	

Appendix 4

Appraisal models for Option 1

by
Bailey Venning Associates Limited on behalf of
Leighton-Linslade Town Council

July 2025

NP Masterplan 2025

Option 1

Land south of High Street
Duncombe Drive
Leighton Buzzard
LU7 1AD

Development Appraisal
Bailey Venning Associates
17 July 2025

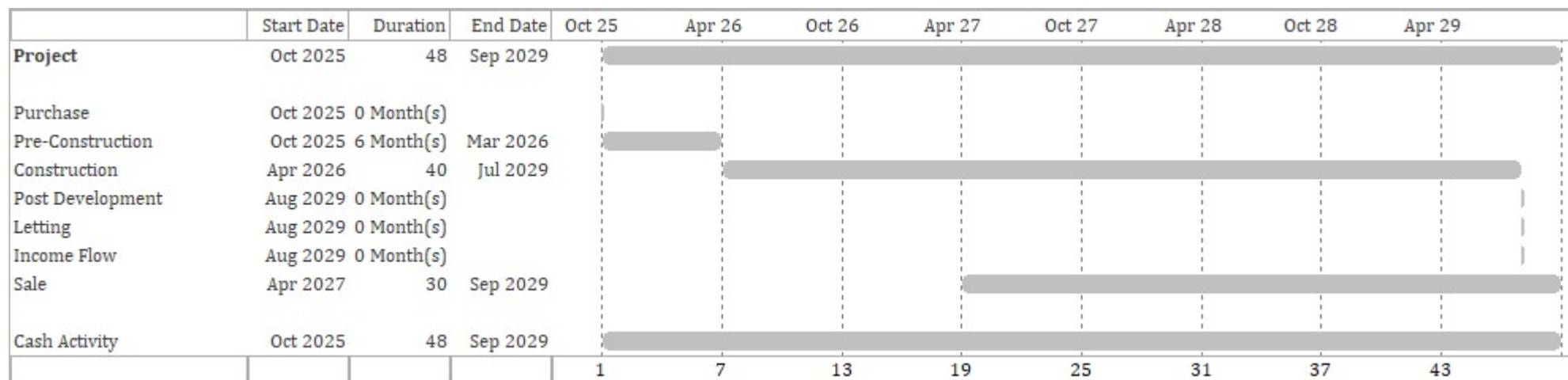
NP Masterplan 2025

Option 1

Project Timescale

Project Start Date	Oct 2025
Project End Date	Sep 2029
Project Duration (Inc Exit Period)	48 months

Phase 1



This appraisal report does not constitute a formal valuation.

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES****NP Masterplan 2025
Option 1****Appraisal Summary for Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
sheltered 1 bed	26	1,462.50	5,466.67	307,500	7,995,000
sheltered 2 bed	10	731.25	5,606.84	410,000	4,100,000
GP / healthcare centre	1	935.00	2,340.00	2,187,900	2,187,900
retail	1	1,627.75	3,383.00	5,506,678	5,506,678
apartments 1 bed market	60	3,162.00	3,950.00	208,165	12,489,900
apartments 2 bed market	<u>90</u>	<u>6,502.50</u>	3,650.00	263,713	<u>23,734,125</u>
Totals	188	14,421.00			56,013,603

NET REALISATION 56,013,603**OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land) (2,265,014)
(2,265,014)

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
sheltered 1 bed	1,950.00	1,911.00	3,726,450
sheltered 2 bed	975.00	1,911.00	1,863,225
GP / healthcare centre	1,100.00	2,500.00	2,750,000
retail	1,915.00	1,428.00	2,734,620
apartments 1 bed market	3,720.00	1,831.00	6,811,320
apartments 2 bed market	<u>7,650.00</u>	1,831.00	<u>14,007,150</u>
Totals	17,310.00 m²		31,892,765 31,892,765
Developers Contingency		5.00%	1,594,638
Demolition			250,000
roads			750,000
car parking			550,000
soft landscape + public realm			1,450,000

This appraisal report does not constitute a formal valuation.

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES****NP Masterplan 2025****Option 1**

				4,594,638
Other Construction				
external works - connections etc		5.00%	1,594,638	
low carbon	186.00 un	2,200.00 /un	409,200	
				2,003,838

Section 106 Costs

Section 106 Costs	190.00 un	10,000.00 /un	1,900,000	
BNG	186.00 un	2,500.00 /un	465,000	
				2,365,000

PROFESSIONAL FEES

Architect		8.00%	2,918,992	
				2,918,992

DISPOSAL FEES

Sales & marketing sheltered		6.00%	725,700	
Sales & marketing apartments		2.50%	1,097,965	
Sales Legal Fee	186.00 un	1,000.00 /un	186,000	
				2,009,665

Developer's Profit

profit on market		17.50%	8,455,829	
profit on commercial		15.00%	1,154,187	
				9,610,016

FINANCE

Timescale	Duration	Commences		
Pre-Construction	6	Oct 2025		
Construction	40	Apr 2026		
Sale	30	Apr 2027		
Total Duration	48			

Debit Rate 7.250%, Credit Rate 0.000% (Nominal)				
Land			(595,976)	
Construction			3,469,573	
Other			10,106	
Total Finance Cost				2,883,703

TOTAL COSTS **56,013,603**

PROFIT**0****This appraisal report does not constitute a formal valuation.**

NP Masterplan 2025
Option 1

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
IRR% (without Interest)	6.88%

This appraisal report does not constitute a formal valuation.

NP Masterplan 2025
Option 1
Table of Land Cost and Land Cost

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
-10.000%	£2,625,594	£3,477,133	£4,336,507	£5,202,397	£6,073,516	£6,948,598	£7,826,340	£8,707,062	£9,590,727
	£2,625,594	£3,477,133	£4,336,507	£5,202,397	£6,073,516	£6,948,598	£7,826,340	£8,707,062	£9,590,727
-7.500%	£1,684,242	£2,535,449	£3,386,656	£4,245,156	£5,110,324	£5,980,598	£6,854,683	£7,731,277	£8,611,998
	£1,684,242	£2,535,449	£3,386,656	£4,245,156	£5,110,324	£5,980,598	£6,854,683	£7,731,277	£8,611,998
-5.000%	£742,891	£1,594,097	£2,445,304	£3,296,511	£4,153,805	£5,018,251	£5,887,679	£6,760,769	£7,636,849
	£742,891	£1,594,097	£2,445,304	£3,296,511	£4,153,805	£5,018,251	£5,887,679	£6,760,769	£7,636,849
-2.500%	(£188,165)	£652,746	£1,503,953	£2,355,159	£3,206,366	£4,062,454	£4,926,179	£5,794,761	£6,666,855
	(£188,165)	£652,746	£1,503,953	£2,355,159	£3,206,366	£4,062,454	£4,926,179	£5,794,761	£6,666,855
0.000%	(£1,080,679)	(£273,633)	£562,601	£1,413,808	£2,265,014	£3,116,221	£3,971,103	£4,834,106	£5,701,842
	(£1,080,679)	(£273,633)	£562,601	£1,413,808	£2,265,014	£3,116,221	£3,971,103	£4,834,106	£5,701,842
+2.500%	(£1,973,193)	(£1,166,147)	(£359,101)	£472,456	£1,323,663	£2,174,869	£3,026,076	£3,879,852	£4,742,034
	(£1,973,193)	(£1,166,147)	(£359,101)	£472,456	£1,323,663	£2,174,869	£3,026,076	£3,879,852	£4,742,034
+5.000%	(£2,865,708)	(£2,058,661)	(£1,251,615)	(£444,569)	£382,311	£1,233,518	£2,084,725	£2,935,931	£3,789,137
	(£2,865,708)	(£2,058,661)	(£1,251,615)	(£444,569)	£382,311	£1,233,518	£2,084,725	£2,935,931	£3,789,137
+7.500%	(£3,758,222)	(£2,951,176)	(£2,144,130)	(£1,337,083)	(£530,037)	£292,166	£1,143,373	£1,994,580	£2,845,786
	(£3,758,222)	(£2,951,176)	(£2,144,130)	(£1,337,083)	(£530,037)	£292,166	£1,143,373	£1,994,580	£2,845,786
+10.000%	(£4,650,736)	(£3,843,690)	(£3,036,644)	(£2,229,598)	(£1,422,552)	(£615,505)	£202,022	£1,053,228	£1,904,435
	(£4,650,736)	(£3,843,690)	(£3,036,644)	(£2,229,598)	(£1,422,552)	(£615,505)	£202,022	£1,053,228	£1,904,435

Sensitivity Analysis : Assumptions for Calculation
Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
sheltered 1 bed	1	£3,726,450	4.00 Up & Down
sheltered 2 bed	1	£1,863,225	4.00 Up & Down
GP / healthcare centre	1	£2,750,000	4.00 Up & Down
retail	1	£2,734,620	4.00 Up & Down
apartments 1 bed market	1	£6,811,320	4.00 Up & Down
apartments 2 bed market	1	£14,007,150	4.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

This appraisal report does not constitute a formal valuation.

NP Masterplan 2025
Option 1

Heading	Phase	Amount	No. of Steps
sheltered 1 bed	1	£7,995,000	4.00 Up & Down
sheltered 2 bed	1	£4,100,000	4.00 Up & Down
GP / healthcare centre	1	£2,187,900	4.00 Up & Down
retail	1	£5,506,678	4.00 Up & Down
apartments 1 bed market	1	£12,489,900	4.00 Up & Down
apartments 2 bed market	1	£23,734,125	4.00 Up & Down

This appraisal report does not constitute a formal valuation.

Appendix 5

Appraisal models for Option 2

by
Bailey Venning Associates Limited on behalf of
Leighton-Linslade Town Council

July 2025

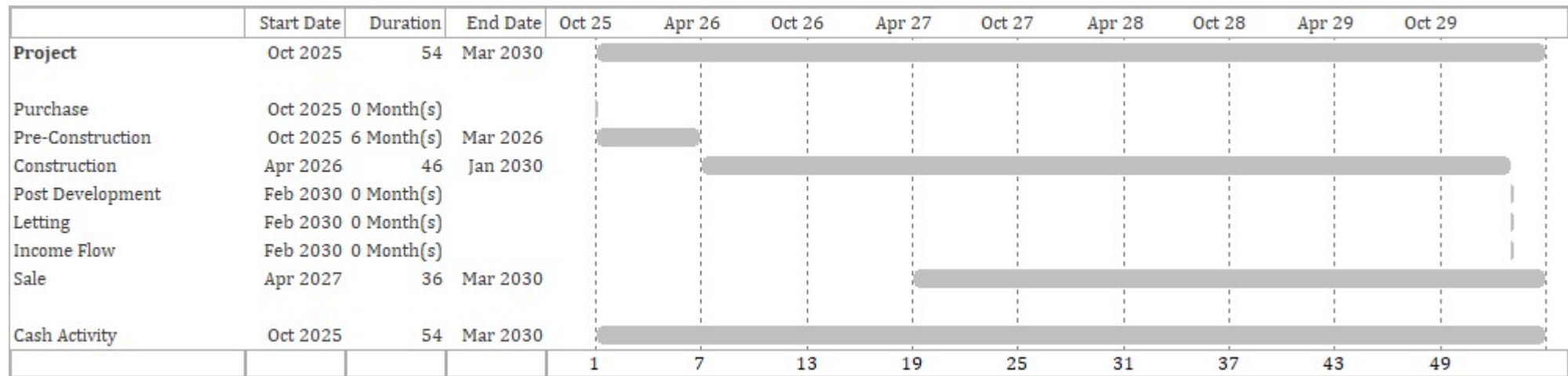
NP Masterplan 2025 Option 2

Land south of High Street
Duncombe Drive
Leighton Buzzard
LU7 1AD

Development Appraisal
Bailey Venning Associates
17 July 2025

**NP Masterplan 2025
Option 2**

Project Timescale	
Project Start Date	Oct 2025
Project End Date	Mar 2030
Project Duration (Inc Exit Period)	54 months

Phase 1


This appraisal report does not constitute a formal valuation.

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES****NP Masterplan 2025
Option 2****Appraisal Summary for Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
offices, retail mixed	1	1,785.00	2,830.00	5,051,550	5,051,550
GP / healthcare centre	1	935.00	2,340.00	2,187,900	2,187,900
retail	1	212.50	3,383.00	718,888	718,888
apartments 1 bed market	72	3,794.40	3,950.00	208,165	14,987,880
apartments 2 bed market	<u>110</u>	<u>7,947.50</u>	3,650.00	263,713	<u>29,008,375</u>
Totals	185	14,674.40			51,954,593

NET REALISATION **51,954,592****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(5,434,296)	(5,434,296)
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CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
offices, retail mixed	2,100.00	2,167.00	4,550,700
GP / healthcare centre	1,100.00	2,500.00	2,750,000
retail	250.00	1,428.00	357,000
apartments 1 bed market	4,464.00	1,831.00	8,173,584
apartments 2 bed market	<u>9,350.00</u>	1,831.00	<u>17,119,850</u>
Totals	17,264.00 m²		32,951,134 32,951,134

Developers Contingency	5.00%	1,647,557
Demolition		250,000
roads		750,000
car parking		550,000
soft landscape + public realm		1,450,000
		4,647,557

Other Construction**This appraisal report does not constitute a formal valuation.**

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES****NP Masterplan 2025****Option 2**

external works		5.00%	1,647,557	
Low carbon	182.00 un	2,200.00 /un	400,400	
				2,047,957

Section 106 Costs

Section 106 Costs	187.00 un	10,000.00 /un	1,870,000	
BNG	182.00 un	2,500.00 /un	455,000	
				2,325,000

PROFESSIONAL FEES

Architect		8.00%	3,007,895	
				3,007,895

DISPOSAL FEES

Sales & marketing		2.50%	1,298,865	
Sales Legal Fee	182.00 un	1,000.00 /un	182,000	
				1,480,865

Developer's Profit

profit on market		17.50%	7,699,345	
profit on commercial		15.00%	1,193,751	
				8,893,095

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Oct 2025
Construction	46	Apr 2026
Sale	36	Apr 2027
Total Duration	54	

Debit Rate 7.250%, Credit Rate 0.000% (Nominal)

Land	(1,643,695)	
Construction	3,672,183	
Other	6,898	
Total Finance Cost		2,035,386

TOTAL COSTS**51,954,593****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
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NP Masterplan 2025

Option 2

Profit on GDV%	0.00%
IRR% (without Interest)	7.29%

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NP Masterplan 2025
Option 2
Table of Land Cost and Land Cost

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
-10.000%	£5,474,943	£6,363,883	£7,256,610	£8,152,717	£9,052,801	£9,954,506	£10,859,755	£11,766,504	£12,676,044
	£5,474,943	£6,363,883	£7,256,610	£8,152,717	£9,052,801	£9,954,506	£10,859,755	£11,766,504	£12,676,044
-7.500%	£4,581,073	£5,464,781	£6,353,233	£7,245,322	£8,141,429	£9,040,698	£9,941,439	£10,846,645	£11,752,203
	£4,581,073	£5,464,781	£6,353,233	£7,245,322	£8,141,429	£9,040,698	£9,941,439	£10,846,645	£11,752,203
-5.000%	£3,694,172	£4,571,259	£5,454,620	£6,342,583	£7,234,034	£8,130,141	£9,028,595	£9,929,336	£10,833,534
	£3,694,172	£4,571,259	£5,454,620	£6,342,583	£7,234,034	£8,130,141	£9,028,595	£9,929,336	£10,833,534
-2.500%	£2,817,120	£3,684,735	£4,561,445	£5,444,458	£6,331,933	£7,223,293	£8,118,853	£9,016,492	£9,917,233
	£2,817,120	£3,684,735	£4,561,445	£5,444,458	£6,331,933	£7,223,293	£8,118,853	£9,016,492	£9,917,233
0.000%	£1,941,745	£2,807,766	£3,675,297	£4,551,631	£5,434,296	£6,321,283	£7,212,644	£8,107,565	£9,004,389
	£1,941,745	£2,807,766	£3,675,297	£4,551,631	£5,434,296	£6,321,283	£7,212,644	£8,107,565	£9,004,389
+2.500%	£1,066,370	£1,932,391	£2,798,413	£3,665,859	£4,541,817	£5,424,134	£6,310,633	£7,201,994	£8,096,277
	£1,066,370	£1,932,391	£2,798,413	£3,665,859	£4,541,817	£5,424,134	£6,310,633	£7,201,994	£8,096,277
+5.000%	£190,995	£1,057,017	£1,923,038	£2,789,059	£3,656,422	£4,532,003	£5,413,972	£6,300,404	£7,191,344
	£190,995	£1,057,017	£1,923,038	£2,789,059	£3,656,422	£4,532,003	£5,413,972	£6,300,404	£7,191,344
+7.500%	(£648,874)	£181,642	£1,047,663	£1,913,684	£2,779,705	£3,646,984	£4,522,189	£5,403,811	£6,290,242
	(£648,874)	£181,642	£1,047,663	£1,913,684	£2,779,705	£3,646,984	£4,522,189	£5,403,811	£6,290,242
+10.000%	(£1,478,834)	(£657,742)	£172,288	£1,038,309	£1,904,330	£2,770,351	£3,637,547	£4,512,509	£5,393,802
	(£1,478,834)	(£657,742)	£172,288	£1,038,309	£1,904,330	£2,770,351	£3,637,547	£4,512,509	£5,393,802

Sensitivity Analysis : Assumptions for Calculation
Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
offices, retail mixed	1	£4,550,700	4.00 Up & Down
GP / healthcare centre	1	£2,750,000	4.00 Up & Down
retail	1	£357,000	4.00 Up & Down
apartments 1 bed market	1	£8,173,584	4.00 Up & Down
apartments 2 bed market	1	£17,119,850	4.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
This appraisal report does not constitute a formal valuation.			

NP Masterplan 2025

Option 2

offices, retail mixed	1	£5,051,550	4.00 Up & Down
GP / healthcare centre	1	£2,187,900	4.00 Up & Down
retail	1	£718,888	4.00 Up & Down
apartments 1 bed market	1	£14,987,880	4.00 Up & Down
apartments 2 bed market	1	£29,008,375	4.00 Up & Down

This appraisal report does not constitute a formal valuation.