

Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
1-Bed Flat	Market	1	3	538	50	1,615	150	£200,000	£371.61	£600,000		
2-Bed Flat	Market	2	3	753	70	2,260	210	£280,000	£371.61	£840,000		
TOTAL MARKET HOUSING		100%	6	646	60	3,875	360	£240,000	£371.61	£1,440,000	£1,440,000	
1-Bed Flat	Affordable Rent	1	0	0	0	0	0	£0	£0.00	£0		
2-Bed Flat	Affordable Rent	2	0	0	0	0	0	£0	£0.00	£0		
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	£0	£0.00	£0		
1-Bed Flat	Shared Ownership	1	0	0	0	0	0	£0	£0.00	£0		
2-Bed Flat	Shared Ownership	2	0	0	0	0	0	£0	£0.00	£0		
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£0	£0.00	£0		
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0.00	£0		£0
TOTAL GDV			6	646	60	3,875	360	£240,000	£371.61	£1,440,000		
Total Gross Area Ha/Acres					0.08	0.20	Net: Gross					
Net Residential per Ha/Acre (All Tenures)					0.08	0.20	100.0%					
Coverage - ft2 per net acre						19,603						
Density - dwellings per net acre						30.4						
Average Market Unit Sales Values per ft2						£372						
Less Fees & Marketing Costs (Market Housing Only) @									3.00%	(£43,200)	(£43,200)	
Sales Legal Fee									£750	(£4,500)		(£4,500)
Standard Construction Costs									NIA ft2	GIA ft2	£/ft2	
Build Costs Market 1-Bed Flats - £ per ft2 @									1,615	1,900	£158.60	(£301,273)
Build Costs Market 2-Bed Flats - £ per ft2 @									2,260	2,659	£158.60	(£421,783)
Build Costs Affordable 1-Bed Flats - £ per ft2 @									0	0	£158.60	£0
Build Costs Affordable 2-Bed Flats - £ per ft2 @									0	0	£158.60	£0
									3,875	4,559	£158.60	
Contingency											5%	(£36,153)
Sustainable Design & Construction											2%	(£14,461)
Professional Fees											10.0%	(£72,306)
Developer Profit												
Developer Profit on Market Housing									20.0%	(£288,000)		(£288,000)
Developer Profit on Affordable Housing									6.0%	£0		£0
									20.0%	(£288,000)		(£288,000)
GROSS CLEAN SERVICED LAND VALUE										£258,324	£298,977	-£4,500
Site Works					£/net hectare	£/Plot						
					£300,000	£4,000	(£24,000)	(£24,000)				
Section 106 Costs						£/Plot						
						£3,000	(£18,000)	(£18,000)				
Community Infrastructure Levy (CIL)					Rate per m2	m2						
					£100.00	424	(£42,353)	(£42,353)				
Construction Finance Costs							(£14,768)	(£14,768)	(£99,121)	(£99,121)		
RESIDUAL LAND VALUE										£159,203	RLV/ Ha	£1,990,037
Threshold Land Value						Gross Ha	BLV per Ha					
SDLT						0.1	£850,000	£68,000				
Agent Fees							0.0%	£0				
Legal Fees							1.50%	£1,020				
							0.75%	£510				
										£69,530	BLV as % of GDV:	5%
Surplus / Deficit										£89,673		
Viable/ Non-Viable?										VIABLE		