

Residential Results - TM Base Appraisal

CIL Rates:	6-Unit Scheme - Residual Land Value							
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8+
	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,500	£5,000
E0	-£273,225	-£191,909	-£117,173	-£47,873	£21,427	£90,727	£229,327	£367,927
E25	-£286,073	-£204,757	-£128,467	-£59,163	£10,133	£79,433	£218,033	£356,633
E50	-£298,920	-£217,605	-£139,760	-£70,460	-£1,160	£68,140	£206,740	£345,340
E75	-£311,768	-£230,452	-£151,053	-£81,753	-£12,453	£56,847	£195,447	£334,047
E100	-£324,616	-£243,300	-£162,347	-£93,047	-£23,747	£45,553	£184,153	£322,753
E125	-£337,464	-£256,148	-£174,832	-£104,340	-£35,040	£34,260	£172,860	£311,460
E150	-£350,312	-£268,996	-£187,680	-£115,634	-£46,334	£22,966	£161,566	£300,166
E175	-£363,160	-£281,844	-£200,528	-£126,927	-£57,627	£11,673	£150,273	£288,873
E200	-£376,008	-£294,692	-£213,376	-£138,221	-£68,921	£379	£138,979	£277,579
E225	-£388,855	-£307,539	-£226,224	-£149,514	-£80,214	-£10,914	£127,686	£266,286
E250	-£401,703	-£320,387	-£239,071	-£160,807	-£91,507	-£22,207	£116,393	£254,993
E275	-£414,551	-£333,235	-£251,919	-£172,101	-£102,801	-£33,501	£105,099	£243,699
E300	-£427,399	-£346,083	-£264,767	-£183,451	-£114,094	-£44,794	£93,806	£232,406

CIL Rates:	15-Unit Scheme - Residual Land Value							
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8+
	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,500	£5,000
E0	-£924,068	-£773,068	-£622,067	-£471,066	-£326,092	-£197,187	£60,623	£318,433
E25	-£946,195	-£795,194	-£644,193	-£493,193	-£345,542	-£216,637	£41,173	£298,983
E50	-£968,322	-£817,321	-£666,320	-£515,319	-£364,992	-£236,087	£21,723	£279,533
E75	-£990,449	-£839,448	-£688,447	-£537,446	-£386,445	-£255,537	£2,273	£260,083
E100	-£1,012,576	-£861,575	-£710,574	-£559,573	-£408,572	-£274,986	-£17,176	£240,634
E125	-£1,034,703	-£883,702	-£732,701	-£581,700	-£430,699	-£294,436	-£36,626	£221,184
E150	-£1,056,829	-£905,829	-£754,828	-£603,827	-£452,826	-£313,886	-£56,076	£201,734
E175	-£1,078,956	-£927,955	-£776,955	-£625,954	-£474,953	-£333,336	-£75,526	£182,284
E200	-£1,101,083	-£950,082	-£799,081	-£648,080	-£497,080	-£352,785	-£94,975	£162,835
E225	-£1,123,210	-£972,209	-£821,208	-£670,207	-£519,206	-£372,235	-£114,425	£143,385
E250	-£1,145,337	-£994,336	-£843,335	-£692,334	-£541,333	-£391,685	-£133,875	£123,935
E275	-£1,167,464	-£1,016,463	-£865,462	-£714,461	-£563,460	-£412,459	-£153,325	£104,485
E300	-£1,189,591	-£1,038,590	-£887,589	-£736,588	-£585,587	-£434,586	-£172,775	£85,035

CIL Rates:	25-Unit Scheme - Residual Land Value							
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8+
	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,500	£5,000
E0	-£1,530,589	-£1,276,090	-£1,021,591	-£767,093	-£524,724	-£303,098	£140,154	£583,405
E25	-£1,568,062	-£1,313,563	-£1,059,064	-£804,565	-£558,199	-£336,573	£106,679	£549,931
E50	-£1,605,535	-£1,351,036	-£1,096,537	-£842,038	-£591,673	-£370,047	£73,205	£516,457
E75	-£1,643,008	-£1,388,509	-£1,134,010	-£879,511	-£625,148	-£403,522	£39,730	£482,982
E100	-£1,680,480	-£1,425,982	-£1,171,483	-£916,984	-£662,445	-£436,996	£6,256	£449,508
E125	-£1,717,953	-£1,463,455	-£1,208,956	-£954,457	-£699,958	-£470,471	-£27,219	£416,033
E150	-£1,755,426	-£1,500,927	-£1,246,429	-£991,930	-£737,431	-£503,945	-£60,693	£382,559
E175	-£1,792,899	-£1,538,400	-£1,283,902	-£1,029,403	-£774,904	-£537,419	-£94,167	£349,084
E200	-£1,830,372	-£1,575,873	-£1,321,374	-£1,066,876	-£812,377	-£570,894	-£127,642	£315,610
E225	-£1,867,845	-£1,613,346	-£1,358,847	-£1,104,349	-£849,850	-£604,368	-£161,116	£282,136
E250	-£1,905,318	-£1,650,819	-£1,396,320	-£1,141,821	-£887,323	-£637,843	-£194,591	£248,661
E275	-£1,942,791	-£1,688,292	-£1,433,793	-£1,179,294	-£924,796	-£671,317	-£228,065	£215,187
E300	-£1,980,263	-£1,725,765	-£1,471,266	-£1,216,767	-£962,268	-£707,770	-£261,540	£181,712

CIL Rates:	75-Unit Scheme - Residual Land Value							
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8+
	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,500	£5,000
E0	-£7,503,357	-£6,759,752	-£6,016,147	-£5,272,541	-£4,528,936	-£3,785,331	-£2,313,745	-£922,518
E25	-£7,618,274	-£6,874,668	-£6,131,063	-£5,387,458	-£4,643,853	-£3,900,248	-£2,423,237	-£1,030,259
E50	-£7,733,190	-£6,989,585	-£6,245,980	-£5,502,375	-£4,758,770	-£4,015,165	-£2,532,729	-£1,138,000
E75	-£7,848,107	-£7,104,502	-£6,360,897	-£5,617,292	-£4,873,687	-£4,130,082	-£2,642,871	-£1,245,741
E100	-£7,963,024	-£7,219,419	-£6,475,814	-£5,732,209	-£4,988,604	-£4,244,998	-£2,757,788	-£1,353,482
E125	-£8,077,941	-£7,334,336	-£6,590,731	-£5,847,126	-£5,103,520	-£4,359,915	-£2,872,705	-£1,461,223
E150	-£8,192,858	-£7,449,253	-£6,705,648	-£5,962,042	-£5,218,437	-£4,474,832	-£2,987,622	-£1,569,201
E175	-£8,307,775	-£7,564,169	-£6,820,564	-£6,076,959	-£5,333,354	-£4,589,749	-£3,102,539	-£1,678,693
E200	-£8,422,691	-£7,679,086	-£6,935,481	-£6,191,876	-£5,448,271	-£4,704,666	-£3,217,456	-£1,788,185
E225	-£8,537,608	-£7,794,003	-£7,050,398	-£6,306,793	-£5,563,188	-£4,819,583	-£3,332,372	-£1,897,676
E250	-£8,652,525	-£7,908,920	-£7,165,315	-£6,421,710	-£5,678,105	-£4,934,500	-£3,447,289	-£2,007,168
E275	-£8,767,442	-£8,023,837	-£7,280,232	-£6,536,627	-£5,793,021	-£5,049,416	-£3,562,206	-£2,116,660
E300	-£8,882,359	-£8,138,754	-£7,395,149	-£6,651,543	-£5,907,938	-£5,164,333	-£3,677,123	-£2,226,152

CIL Rates:	100-Unit Scheme - Residual Land Value							
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8+
	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,500	£5,000
E0	-£10,033,719	-£8,945,045	-£7,856,371	-£6,767,697	-£5,679,023	-£4,590,349	-£2,553,574	-£656,159
E25	-£10,198,923	-£9,110,249	-£8,021,575	-£6,932,901	-£5,844,227	-£4,755,553	-£2,701,501	-£803,362
E50	-£10,364,126	-£9,275,452	-£8,186,778	-£7,098,104	-£6,009,430	-£4,920,757	-£2,848,726	-£950,938
E75	-£10,529,330	-£9,440,656	-£8,351,982	-£7,263,308	-£6,174,634	-£5,085,960	-£2,996,302	-£1,098,514
E100	-£10,694,534	-£9,605,860	-£8,517,186	-£7,428,512	-£6,339,838	-£5,251,164	-£3,143,878	-£1,246,090
E125	-£10,859,737	-£9,771,063	-£8,682,389	-£7,593,715	-£6,505,042	-£5,416,368	-£3,291,454	-£1,393,666
E150	-£11,024,941	-£9,936,267	-£8,847,593	-£7,758,919	-£6,670,245	-£5,581,571	-£3,439,031	-£1,541,242
E175	-£11,190,145	-£10,101,471	-£9,012,797	-£7,924,123	-£6,835,449	-£5,746,775	-£3,586,607	-£1,688,818
E200	-£11,355,348	-£10,266,674	-£9,178,001	-£8,089,327	-£7,000,653	-£5,911,979	-£3,734,631	-£1,836,394
E225	-£11,520,552	-£10,431,878	-£9,343,204	-£8,254,530	-£7,165,856	-£6,077,182	-£3,899,835	-£1,983,970
E250	-£11,685,756	-£10,597,082	-£9,508,408	-£8,419,734	-£7,331,060	-£6,242,386	-£4,065,038	-£2,131,546
E275	-£11,850,959	-£10,762,286	-£9,673,612	-£8,584,938	-£7,496,264	-£6,407,590	-£4,230,242	-£2,279,122
E300	-£12,016,163	-£10,927,489	-£9,838,815	-£8,750,141	-£7,661,467	-£6,572,793	-£4,395,446	-£2,426,698

BLV	£ / Ha
Low-Grade Industrial	£850,000
Industrial Upper / Commercial Lower	£1,500,000
Commercial Upper	£2,200,000
Residential Lower	£2,800,000
Residential Upper	£3,500,000