



Report for East Devon District Council

Local Plan Viability Assessment

January 2025

Three Dragons



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Quality statement	In preparing this report, the authors have followed national and professional standards, acted with objectivity, impartially, without interference and with reference to appropriate available sources of information. No performance-related or contingent fees have been agreed and there is no known conflict of interest in advising the client group.
Use of this report	<p>This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons toolkit and is based on district level data supplied by East Devon District Council, consultant team inputs and quoted published data sources. The toolkit provides a review of the development economics of illustrative schemes and the results depend on the data inputs provided. This analysis should not be used for individual scheme appraisal.</p> <p>No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.</p>
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EXECUTIVE SUMMARY

1. Three Dragons was commissioned by East Devon District Council to undertake a viability assessment of the draft Local Plan 2020-2042. This assessment uses a set of notional typologies representative of the different forms of development proposed by the draft Local Plan and tests these according to the costs and different values associated with new development in East Devon. The viability testing includes allowances to cover the cost of meeting national and proposed local policies, including the existing CIL rates in East Devon.
2. This report does not reconsider viability in Cranbrook as that has already been subject to a detailed review through its own area specific Cranbrook Development Plan Document, and nor does this report consider viability and delivery of the proposed new settlement as site specific policy and evidence is being prepared separately.
3. The viability assessment process is compliant with national guidance and includes consultation with the development industry active in East Devon, including consultation with the promoters of the larger allocations in the plan.
4. The research undertaken as part of the viability assessment indicates that there are five residential value areas in East Devon, one of which is Cranbrook (outside the scope of this study). Separate testing is undertaken in each of the value areas, taking account of the varying levels of affordable housing that will be required – 35% generally, except for 25% in Axminster and 30% in allocations outside the higher value areas of Sidmouth/Sidford and NE Exeter/Tithebarn (Policy HN02).
5. The draft Local Plan includes allocation-specific policies setting out high-level requirements for infrastructure, including community facilities and potential transport schemes. Discussion with Council officers and site promoters confirm that in most cases there are no detailed specifications or costs for these policy requirements and that the requirements are anticipated to be modest and are not expected to jeopardise development in any of the allocations. Therefore, this viability assessment considers the ‘viability headroom’ that may be available to meet policy requirements.
6. The current adopted plan’s strategic sites have a lower CIL rate than the general development in East Devon. The Council has indicated that it plans to undertake a review of the CIL rates after the Local Plan process, and this will provide the opportunity for lower CIL rates to be set for the strategic site in this plan if required.
7. The viability testing indicates that most of the development proposed in the draft Local Plan is viable. This includes development in Value Area 3 (Exmouth, Honiton, Ottery, Seaton & rural), which is where 73% of the proposed dwellings will be located. The viability is weaker in VA5 (Axminster), where lower values reduce the viability of development – although flexibility with affordable housing tenures helps strengthen viability. Most of the typologies in this value area are viable with the required 25% affordable housing although the headroom is limited, and some typologies representing a small minority (2%) of the allocation development proposed in the plan remaining unviable as tested.

8. Flatted development and older persons housing in lower value areas is not viable as tested, although the plan does not rely on these forms of development.

Chapter 1 Introduction

Context

- 1.1** East Devon District Council (EDDC) is preparing a new local plan. The new East Devon Local Plan will set out the opportunities for development across the district for the period up to 2042 alongside the policies to support that development. As part of the review process, EDDC needs evidence to demonstrate the deliverability of potential future policies, including what balance of affordable and market housing is viable and whether this varies across the district.
- 1.2** The assessment includes an analysis of the impact of the policies set out in the latest Regulation 19 Publication Plan and has been undertaken in accordance with national policy and guidance - including the December 2023 National Planning Policy Framework and Planning Practice Guidance.¹
- 1.3** Underlying the assessment is a series of tests that calculate the viability of a set of notional typologies, representative of the types of development likely to come forward over the life of the Local Plan. The Viability Assessment has been prepared in consultation with the development industry and other key stakeholders.
- 1.4** This report does not reconsider viability in respect of Cranbrook as that has already been subject to a detailed review through its own area specific Cranbrook Development Plan Document. Nor does this report consider viability and delivery of the proposed new settlement as site specific policy and evidence is being prepared separately.

Viability in plan making

- 1.5** An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient for the landowner to sell the land for the development proposed. If these conditions are not met, a scheme will not be viable.
- 1.6** This report sets out the typologies and assumptions used to inform the viability testing reflecting latest available information. The viability testing for this report has:
 - reviewed broad costs associated with addressing the proposed policies

¹ This report has been prepared using the December 2023 version of NPPF – it is understood that whilst a new NPPF December 2024 has been published that the East Devon Plan will be Examined using transitional arrangements that will refer to the December 2023 version of NPPF.

- tested the quantum and broad form of proposed development
- been designed to assess the balance around development contributions including the amount of Community Infrastructure Levy (CIL) that development can support and whether there are differences in viability across different areas within East Devon or between different types of development that are sufficient to justify different policy approaches.

1.7 The testing has drawn on the following evidence:

- review of the types of sites outlined in draft policies
- review of the draft policies and central government guidance that may have implications for development viability
- review of recent planning consents including details on unit sizes, density, built form
- a review of recent developer contributions agreed by the council as well as discussion with council officers about the proposed use of s106 going forward
- consultation with council officers, including planning, housing and estates
- desk research to form initial views on the values and costs of residential development in East Devon
- a range of consultation exercises with the development industry, including with those promoting the largest sites and registered providers.

1.8 In addition to this report the appendices provides further evidence and background information in support of the analysis undertaken.

Chapter 2 National and local policy context

National policy

- 2.1** It is understood that the East Devon Local Plan is being taken forward under the 2023 version of the National Planning Policy Framework and associated guidance. National policy and guidance on viability for plan making and Community Infrastructure Levy is set out in National Planning Policy Framework (NPPF²) and the Planning Practice Guidance (PPG³). There is also useful guidance contained within 'Viability Testing Local Plans - Advice for planning practitioners' (Harman 2012) and 'Assessing Viability in Planning' (RICS 2021). The viability testing undertaken within this study complies with this national policy and guidance, the details of which are set out in Appendix A.
- 2.2** There are a number of other national policies recently introduced that have a bearing on development costs and which have been included in the viability testing undertaken. These include:
- more stringent requirements to improve building standards, including to reduce carbon emissions in new homes, particularly the update to Building Regulations Part F (ventilation), Part L (conservation of fuel and power), and Part O (overheating)
 - update to Part S - Infrastructure for Charging Electric Vehicles which requires new development to provide electric vehicle charging points where a parking space is provided or cabling elsewhere
 - provision for biodiversity net gain introduced through the Environment Act 2021, with 10% net gain a mandatory requirement for most development types from April 2024
- 2.3** In December 2023 the government issued a consultation on the Future Homes Standard which seeks to make further improvements to the level of carbon emissions in new homes and non-domestic buildings and is anticipated to come into force in 2025⁴. The additional related costs have been taken into account.

Local policy

- 2.4** The NPPF is clear that viability testing should take into account the costs of any requirements likely to be applied to development. The Local Plan will be the overarching planning document for East Devon and it will set out the spatial strategy and development principles for the district, together with more detailed policies to help determine planning applications.

² National Planning policy Framework (gov.uk) December 2023

³ Planning Practice Guidance (gov.uk)

⁴ [The Future Homes Standard consultation](#) (gov.uk) published December 2023 (updated March 2024)

- 2.5** The Publication Draft of the East Devon Local Plan 2020-2042 has a clear focus on a long term vision for a new settlement, supplemented by modest growth across key accessible locations. Development at Cranbrook is covered by the separate Cranbrook Plan and separate work is being undertaken for the second new settlement in the district. This viability study therefore covers the development proposed for the rest of East Devon, including development in the district's West End near the boundary with Exeter as well as the towns, villages and rural areas elsewhere in the district.
- 2.6** Table 2.1 below summarises the latest draft policies (as of December 2024) with viability implications and how these have been taken into account in the testing, alongside other national requirements. A fuller review of policies can be found in Appendix B.

Table 2.1 Latest draft Local Plan policies with viability implications

Policy	Response
Strategic Policy – CC02: Net-Zero Carbon Development	Residential testing includes costs allowances for Future Homes. The cost of BREEAM Excellent is considered for non-residential development.
Strategic Policy – CC05 Heat Networks	The typologies used in this study are below the threshold for connections to district heat networks.
Strategic Policy FR 01: Flooding	SuDS is a standard development cost and covered through plot and site infrastructure allowances.
Strategic Policy AR02: Water Efficiency	The cost of meeting the 110 litres per person per day technical standard is de minimis.
Policy HN02: Affordable Housing	The viability testing includes the appropriate proportion and tenure splits (35%, 30% and 25% affordable housing; with 65% social rent and 35% intermediate). The policy recognises that a different tenure mix may be used to address viability issues where these arise. The policy also includes the standard requirement for Build to Rent (BtR) to provide 20% DMR @ 20% discount. The testing does not include BtR as it is not expected that this form of development is likely to come forward in East Devon during the plan period.
Policy HN03: Housing to meet the needs of older people	Typologies of 50+ dwellings include 10% bungalows.
Policy HN04: Accessible and Adaptable Housing	5% of affordable housing M4(3)a, rest of market and affordable housing to M4(2). OPH assumed to meet M4(3) as standard

Policy	Response
Policy HN05: Self-Build and Custom Build Housing	Typologies of 20+ dwellings include 5% CSB.
Policy HN10: Rural Exception Sites and First Homes Exception Sites	Testing includes a RES typology with 66% affordable housing
Policy DS01: Design and Local Distinctiveness	Testing dwelling sizes meet/exceed NDSS standards.
Policy – DS02: Housing Density and Efficient Use of Land	Testing includes typologies of different densities.
Policy DS 04 Green & Blue Infrastructure	Testing assumes green space will be the responsibility of a management company.
Strategic Policy TR01: Prioritising walking, wheeling, cycling, and public transport	Testing includes s106 allowances.
Policy TR04: Parking standards	Required parking standards are within normal range of provision. EV charger allowances included in testing.
Policy PB02: Protection of Regionally and Locally important wildlife sites	It is assumed that in the specific circumstances where a scheme affects wildlife sites, land values will adjust to meet the cost of mitigation.
Policy – PB03: Protection of irreplaceable habitats and important features	It is assumed that in the specific circumstances where a scheme affects habitats and features, land values will adjust to meet the cost of mitigation.
Policy PB04: Habitats Regulations Assessment	In East Devon, Habitat Regulation costs are primarily dealt with through CIL, with s106 included for Exe Estuary SPA and the East Devon Pebblebed Heaths SPA/SAC. River Axe SAC nutrient mitigation sensitivity in VA5.
Policy PB05: Biodiversity Net Gain	Inclusion of costs for higher BNG in the testing.

2.7 In addition to these general policies, there is a range of policies relating to the development proposed for specific locations and allocations in East Devon. In addition to the expected dwelling numbers (and, where appropriate, employment areas) these set out in broad terms where the development may include or contribute to local supporting infrastructure. The scope of the requirements in these policies ranges from high level statements about infrastructure requirements for development near the M5 to be determined jointly with Exeter, to references to community facilities and SANGS, and/or other greenspace to be provided on site. These policies have been discussed with Council staff and:

- in almost all cases there are no detailed specifications available for the types of community infrastructure that may be required

- it is not clear whether in some cases the extent of the infrastructure required from new development will be adjusted by nearby existing capacity
- where on site SANGS is suggested, developers may continue to choose to provide SANGS offsite instead
- the requirements in the policies are anticipated to be modest and are not expected to jeopardise development in any of the allocations

2.8 It is understood that the delivery of development in Axminster under the current adopted Local plan has in part been affected by the requirement to provide a relief road. The proposed new local plan policies for Axminster continues to include references to a potential future relief road but this is expected to affect layout rather than incur additional costs.

2.9 Given the lack of detail, consideration of how these policy requirements may affect viability is through the assessment of the viability headroom available from development after accounting for affordable housing, CIL/standard s106 and other development costs/land. Testing results are used to indicate the amount of headroom on a per dwelling basis that may be available to meet additional policy (or other) costs. The assessment of the viability headroom also considers how land value may adjust to take account of policy constraints⁵.

2.10 Further details of the policies for specific locations and allocations can be found in the policy review in Appendix B.

2.11 In addition to the new Local Plan policies, it is understood that there is an emerging issue relating to vehicle pollution affecting the Pebblebed Heaths SAC. There is concern that vehicle movements from new development may exacerbate this issue. It is further understood that mitigation measures are yet to be established but the council expects that this will largely/wholly be another drawn on CIL monies. As the mitigation is as yet undetermined and is expected to be funded through CIL, no specific allowances have been made in this visibility testing. However, if it is decided that direct contributions are required then this can be considered in relation to the viability headroom discussed later in this report – noting that there could also be other calls on this headroom.

2.12 The new settlement, in respect of viability and delivery is considered separately to this report. The majority of the remaining site allocations are located on greenfield sites on the edge of towns and villages across East Devon including:

- c600 homes at Topsham
- c1,400 homes Exmouth
- c1,100 homes at Axminster

⁵ PPG Paragraph: 016 Reference ID: 10-016-20190509

- c700 homes at Honiton
- c300 homes in the Ottery St Mary area
- c350 homes at Seaton
- c170 homes at Sidmouth
- c125 homes at Broadclyst
- c200 at Woodbury
- c100 homes at Feniton
- remainder less than 100 dwellings per town/village

Consultation with the development industry

2.13 The PPG sets out that:

“Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.”⁶

2.14 Consultation with the development industry, undertaken for this assessment, involved different activities which provided opportunities for the development industry to engage with the process. The activities were:

- A workshop consultation exercise (shared with neighbouring Exeter City Council) with developers and agents active in Exeter and East Devon in May 2024.
- Follow up consultation with promoters of larger proposed allocations.
- Consultation with housing associations active in Devon to discuss transfer values for affordable housing.

2.15 The industry consultation raised the following issues:

- whether the proposed market values take into account recent changes, and whether Nationally Described Space Standards would affect £/sq m rates.
- the affordable housing transfer values were considered aspirational, with recent reductions seen.
- it was considered that some brownfield sites will have higher values than the suggested benchmark land values, and it was questioned whether a landowner would accept the suggested lower premium for non-developable greenfield land.
- it was suggested that build costs for flats would be higher, especially for taller buildings.

⁶ Planning Practice Guidance, Paragraph: 006 Reference ID: 10-006-20190509

- it was suggested that higher finance costs would be appropriate for smaller developments

2.16 The viability testing responds to these comments as follows:

- current 'for sale' asking prices have been used to check values from Land Registry. Attendees were asked to submit values and some feedback was received. NDSS is not considered to have an impact for most housebuilders as most already build to this standard.
- a separate survey of RPs active in Exeter and East Devon has been used to refine the transfer values for different unit sizes and tenures.
- it is recognised that brownfield land values will vary considerably, depending on the existing use. Where development is proposed on particularly high value sites, site specific viability negotiations may be required. The suggested benchmark for non-developable greenfield land is based upon local transaction information and is used to calibrate the overall adjustment to site values – although it should be noted that the Plan only identifies a very limited number of sites and dwellings on brownfield sites
- separate estimates of the costs for flatted schemes have been commissioned from Randall Simmons and is used in this viability testing.

Community Infrastructure Levy

2.17 East Devon has a Community Infrastructure Levy for new development, adopted in 2021. The charging schedule has a reduced rate for Strategic Sites. The proposed allocations in the draft Local Plan 2020-2042 are outside the Strategic Sites noted in the current charging schedule and therefore the relevant higher CIL rate is included in the viability testing. However, East Devon District Council has indicated that it proposes to undertake a CIL review after the Local Plan process, and that this review may apply the existing 'strategic site' or new revised CIL rate for the new set of strategic sites.

Chapter 3 Approach to testing and viability

Approach to viability and typologies

3.1 As is standard practice⁷, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less scheme costs. The value of the scheme includes both the value of the market housing and affordable housing. Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer as well as any planning obligations or other policy costs and the costs of the land⁸ and its purchase, as described in PPG:

“Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”⁹

3.2 In respect of the types of sites to test, PPG states that:

“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage¹⁰.”

Uses included in the testing

3.3 The uses tested are listed below and focus on developer-led forms of development rather than publicly led uses such as new infrastructure facilities or development types that are not common:

Residential

- residential for sale
- housing for older persons

Non-residential

3.4 The policy review found very few policies regarding non residential development and none that are likely to cause any substantial delivery issues as a result of a policy requirement. Therefore,

⁷ See page 25 of Viability Testing Local Plans: Advice for Planning Practitioners Harman 2012 – “We recommend that the residual land value approach is taken when assessing the viability of plan-level policies and further advice is provided below on the considerations that should be given to the assumptions and inputs to a model of this type.”

⁸ The land price assumed is known as the ‘benchmark land value’

⁹ Paragraph: 010 Reference ID: 10-010-20180724

¹⁰ PPG Paragraph: 003 Reference ID: 10-003-20180724

this review does not undertake any detailed viability testing for non-residential uses although it does consider potential policy costs for non-residential development.

Typology and allocated sites selection

- 3.5** We worked with the council to draw up a suite of typologies. These are intended to reflect the type of sites, including allocations, likely to come forward over the life of the new Local Plan. The generic typologies are not intended to represent specific development proposals but to reflect typical forms of development that are likely to come forward over the plan period.
- 3.6** In discussion with the council, it was decided that site specific testing of allocations was not appropriate as those advanced enough to test detail proposals were already within the planning application process (including discussion regarding viability) and those that were not advanced had insufficient site specific information to inform a more detailed assessment. Therefore, suitable typologies are used to reflect the types of development likely to come forward on across all the allocations. This includes base and sensitivity testing, and an assessment of the viability headroom to allow for any untypical costs or values that maybe realised on those sites in the future.
- 3.7** The typologies were shared with stakeholders during the consultation process and further considered by the council in respect of likely allocations. Through this process it was agreed that some larger typologies should be included within the testing.
- 3.8** The typologies are set out below, organised in the two broad groups of development types (standard residential and specialist homes). The policy review found very few policies regarding non residential development and none that would have a direct impact on viability and thus cause any substantial delivery issues as a result of a policy requirement. Therefore, this review does not consider further any non-residential development.

Residential for sale

- 3.9** The generic residential typologies are set out in table 3.1. These include a set of small sites which are below the threshold for affordable homes (i.e. fewer than 10 dwellings except in designated rural areas) as well as some medium and larger sites. The proportions of net developable area in a site reflect policy requirements as well as typical characteristics of this site type.
- 3.10** Typologies are tested on both brownfield (BF) as well as greenfield (GF) sites. For brownfield sites, the testing does not assume that there is any existing floorspace on the site. It is unlikely that this will be the case in practice¹¹ and that there will be existing space that should be netted off against the CIL liability, thus increasing the residual value and strengthening the viability

¹¹ In practice it is likely that brownfield land development for non flatted schemes would have a reduced CIL obligation once existing floorspace is netted off the new floorspace created by the project.

position of the scheme. However, this can only be realistically assessed on a scheme-by-scheme basis, at planning application. The approach taken in this study is therefore a conservative one which will tend to under-estimate viability on brownfield sites.

3.11 The allocated sites typologies are based on site requirements set out in draft policies, as well as further detailed discussions with council officers. Site sizes are based on required housing numbers and density expectation.

Older persons

3.12 There are a number of different types of older person homes. The descriptions below are taken from the Retirement Housing Group¹²:

- Retirement housing – also known as housing with support, sheltered housing, retirement flats or communities, offering self-contained homes for people over 60, with on-site dedicated manager and typical facilities such as communal lounge, laundry, gardens, guest rooms, emergency call system and secure entry;
- Extra care - also known as housing with care, assisted living, independent living integrated retirement communities or retirement villages, offering self-contained homes for people over 60, with 24 hour on-site staff, optional care or domiciliary services, restaurant or cafe available for meals, leisure facilities such as gym, swimming pool, exercise programme, a social event programme and typical facilities include communal lounge and/or library, laundry, hairdressers, gardens, guest rooms - service charges are likely to be higher than in retirement housing but this reflects the more extensive range of facilities;
- Care Homes - This includes what have traditionally been described as residential care homes or nursing homes and is where integral 24-hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.

3.13 For this study, we have tested a commercial retirement housing scheme, a commercial extra care scheme and a commercial care home scheme. We have not tested a retirement village as these are variable in form and difficult to scope. We would however consider that we have tested the constituent parts within the more traditional testing.

Typologies - residential

3.14 The standard generic residential typologies are labelled Res1 through to Res 8 and set out in table 3.1. Further 'specialist housing typologies' are set out in table 3.2. The dwelling sizes and mixes are set out in the testing assumptions in Chapter 4.

¹² [The Retirement Housing Group](#)

Table 3.1 Generic 'for sale' typologies

Typology	GF greenfield BF brownfield	Dwellings	Density (dwellings/ hectare)	Gross site (hectare) ¹³	Net site (hectare)
Res1a	GF - houses	3	23	0.13	0.13
Res1b	BF - houses	3	23	0.13	0.13
Res2a	GF - houses	8	24	0.34	0.34
Res2aa	Rural designation area	8	24	0.34	0.34
Res2b	BF - houses	8	24	0.34	0.34
Res3a	GF - houses	15	35	0.53	0.43
Res3b	BF - houses	15	35	0.53	0.43
Res3c	BF - apartments	15	150	0.1	0.10
Res3d	BF - mixed	15	50	0.33	0.30
Res4a	GF - houses	30	35	1.13	0.86
Res4aa	Rural exception	30	35	1.13	0.86
Res4b	BF - houses	30	35	1.13	0.86
Res4c	BF - apartments	30	150	0.2	0.20
Res4d	BF - mixed	30	50	0.67	0.60
Res5a	GF - mixed	75	35	3	2.12
Res6a	GF - mixed	150	40	5.55	3.72
Res7a	GF - mixed	300	33	9.05	14.29
Res8a	GF - mixed	800	35	24.35	41.56

¹³ Net and gross figures are based on density of development and adjusted according to site type and size, based on the general principle that as the development gets larger the net to gross decreases to take into account non-residential space required for creating sustainable places, such as open space. The adjustment is based on policy requirements, experience and reviewing of submitted applications.

Table 3.2 Specialist residential typologies

Typology	Description GF greenfield BF brownfield	Dwellings/ units	Density (dwellings/ per hectare)	Gross site (hectare)	Net site (hectare)
OP1	GF/BF Sheltered accommodation	45	100	0.45	0.45
OP2	GF/BF Extra care accommodation	60	80	0.75	0.75
OP3	Care home (3,000 sqm)	60	-	0.25	0.25
SBC1	GF custom build houses	35	30	1.55	1.17
SBC2	GF custom build houses	20	30	0.67	0.67

Affordable homes requirements

3.15 This report is to inform the Regulation 19 publication version of the local plan and therefore the Council wanted to understand the impact of different proportions of affordable housing to inform their affordable housing requirements policy.

3.16 The starting point for testing was the early draft policy of 35% affordable housing with 65% social rent and 35% intermediate tenures. Through this process it became apparent that development in Axminster (where values are relatively low) was unable to support 35% affordable housing and the requirement was reduced to 25%. These findings were discussed with council officers and members but not reported as it was early draft work to help inform the LPVA assumptions. Subsequently, the council then reduced the affordable housing to 30% for allocations outside the West End and Sidmouth/Budleigh, except for development in Axminster. The tenure splits were agreed with the council, based on their understanding of the housing needs assessment.

3.17 Therefore, the following affordable housing testing, including the tenure split has been used to illustrate the viability impact of draft policies:

- 'for sale' standard residential – 35% affordable housing with a tenure mix of 65% social rent and 35% shared ownership
- 'for sale' standard residential – 25% affordable housing with a tenure mix of 65% social rent and 35% shared ownership in areas where viability was most challenging
- sensitivity testing on greenfield typologies above the affordable housing threshold in VA3 to explore the additional headroom resulting from 30% affordable housing with a tenure mix of 65% social rent and 35% shared ownership
- additional testing for designated rural areas (using the standard percentage and tenure mix) and rural exception sites with a higher proportion of affordable units

Chapter 4 Residential assumptions

4.1 We used a range of data sources, including government impact assessments, national datasets and local examples of development to draw up a series of assumptions. These were reviewed at the development industry workshops, adjusted as necessary, with a final set of testing assumptions agreed with the council. The final set of assumptions were used in the viability testing. This chapter summarises the key assumptions and the data they rely on.

Dwelling mix and size

- 4.2** For each typology, a mix of dwellings was devised. These mixes were based on Nationally Described Space Standards (NDSS), housing delivery including data from land registry/epc records and planning applications. They were agreed with the council and presented as part of the stakeholder consultation.
- 4.3** The **standard market dwelling** mix is based upon the land registry price paid data, which provides a breakdown of dwelling types; and then refined in line with the industry consultation and typology characteristics. The affordable dwelling mix is based upon discussion with the council and their interpretation of housing need assessments. Affordable housing percentage and tenures as described in para 3.21 of this report.
- 4.4** For the standard residential typologies the market dwelling sizes used are based on averages derived from past transactions (taken from Land Registry and Energy Performance Certificates or EPC records) but meet at least minimum requirements set out in the Nationally Described Space Standards (NDSS). Market unit sizes for flats are a blended average figure representing different sized units from 1 to 4 bedrooms. Affordable units are based on the NDSS.
- 4.5** The size of home affects both their market value (as sale values were assessed on a per sq. m basis) and their development costs. The average floor areas and value per sq. m were derived from the same sources and so the relationship is consistent. Construction costs for flats will include industry standard non-saleable circulation and common areas, and for schemes with 3 plus storeys flats, an allowance of 15% on top of the flats 'saleable floor' area for circulation and common areas. For schemes where flats are 2 storeys the allowance is 10%. An allowance of 20% floor area is added to sheltered homes, and 35% for extra care homes to allow for circulation, common and service areas. Unit sizes for older persons are based on schemes in East Devon and the Retirement Housing Group guidance. For both sheltered and extra care housing a blended rate is used which is 65 sq. m for sheltered and 72.5 sq. m for extra care.

Table 4.1 Market housing mix and size by typology

Unit type and size	Market mix for Res 1 – Res 2	Market mix* for Res 3/4a & Res 3/4b	Market mix for Res 3/4c	Market mix* for Res 3/4d	Market mix* for Res 5/6a/7a/8a
Flats - 67sq m	-	-	100%	10%	4%
Terrace – 77sq m	-	29.2%	-	50%	18%
Semi – 96sq m	-	30.2%	-	40%	29%
Detached – 135sq m	100%	40.6%	-	-	39%
Bungalows – 70sq m	-	-	-	-	10%

*Please note that for typologies of 20+ dwellings self-build and custom housing has been included within the mix which results in a variation from the standard mixes highlighted above.

Table 4.2 Affordable housing mix* and size by typology

Unit type and size	Affordable mix for Res 3/4a – Res 3/4b	Affordable mix for Res 3/4c	Affordable mix for Res 3/4d	Affordable mix Res 5/6a/7a/8a
1 bed flat – 50sq m	-	57%	13%	13%
2 bed flat – 70sq m	-	43%	9.8%	9.8%
2 bed terrace – 79sq m	35.8%	-	28.7%	18.7%
3 bed terrace – 84sq m	50.7%	-	38.5%	38.5%
4 bed terrace – 97sq m	13.5%	-	10%	10%
2 bed bungalow – 70sq m				10%

*Please note that affordable housing is not required on typologies with under 10 dwellings as this is below the affordable housing threshold except for designated rural areas where the threshold is 5 dwellings – this is tested separately using typology Res2aa with the affordable housing as detached dwellings.

Table 4.3 Specialised housing mix and size

Unit types	Size	% split
Sheltered	67 sq m	100%
Extra care	72.5 sq m	100%
Care home	47.5 sq m	100%

Table 4.4 Market and affordable proportions and tenure by development type

Market and affordable housing mix	Standard	Alternative
Market tenure	65%	75%
Affordable tenure*	35%	25%
Affordable housing tenures		
Affordable social rent mix	65%	65%
Affordable home ownership mix	35%	35%
Discount market rent mix	-	-

*Please note that affordable housing is not required on typologies with under 10 dwellings as this is below the affordable housing threshold except for designated rural areas where the threshold is 5 dwellings.

Values – standard residential market

- 4.6** The market values in East Devon were derived from an analysis of new build Land Registry data for past five years. The Land Registry data was matched to Energy Performance Certificates to enable a value per sq m to be generated for the different house types, based on over 2,000 new build records. This is then grossed up by the dwelling sizes to provide an approximate home value. Sales values are indexed to align with the base date of the build cost information, so that cost and values have the same base date of 1Q2024 – the most recent date with value information at the time of the study data collection.
- 4.7** As part of the exercise determining sales values, local knowledge of the area, the previous CIL work and broad locations for future growth were used to identify potential areas of varying values for new build properties. The emphasis is on new build properties and future growth. Whilst it is acknowledged that there are localised areas of higher second-hand property values such as Westhill or Woodbury that are within the same value area as locations with lower second-hand sales values, these areas are unlikely to experience high levels of new build development in the future.
- 4.8** The analysis of potential value areas and house price data suggests that East Devon could be split into five value areas with the highest values likely in the coastal areas of Budleigh Salterton and Sidmouth, new areas of housing development that borders Exeter, other towns and rural East Devon, through to Cranbrook and Axminster at the lower end of values. It is acknowledged that within these value areas there will be some localised variations, and that where there is more limited data or an area dominated by a specific scheme such as in Axminster it maybe

appropriate to undertake some sensitive testing to acknowledge potential difference. Also of note is that there was insufficient data to suggest difference between 'flats' and 'houses' within the value areas, therefore a blended figure is used. The five value areas are (the detailed transactions are set out in Appendix C):

- Value area 1 Budleigh Salterton & Sidmouth/Sidford
- Value area 2 Exeter North East & Tithebarn
- Value area 3 Exmouth, Honiton, Ottery, Seaton & rural
- Value area 4 Cranbrook
- Value areas 5 Axminster

4.9 As set out earlier this report is not considering viability and delivery at Cranbrook, values are provided for context only. Figure 4.1 sets out the boundaries of the value areas within East Devon for the purposes of assessing viability at a plan level and table 4.5 which follows sets out the £/sqm used in the testing and the associated unit values.

Figure 4.1 Value areas

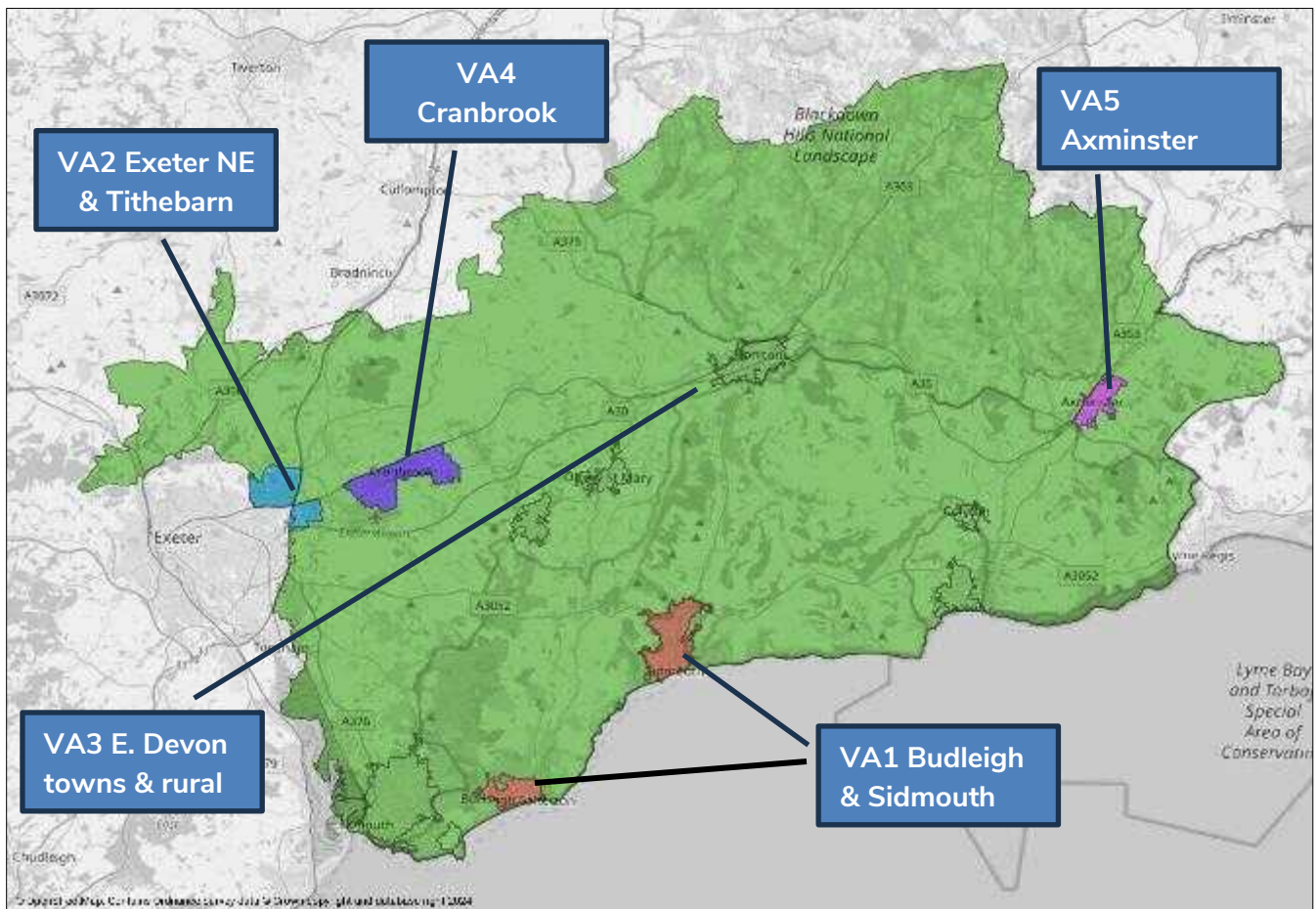


Table 4.5 'Sold' residential values (figures rounded)

Unit type	VA 1 – Budleigh & Sidmouth	VA2 – Exeter NE & Tithebarn	VA3 – East Devon towns and rural	VA4 – Cranbrook	VA5 – Axminster
All unit types (£/sqm)	£4,207	£4,056	£3,892	£3,706	£3,336
Flats (£/unit)	£265,000	£256,000	£245,000	£233,000	£210,000
Terraced (£/unit)	£320,000	£308,000	£296,000	£282,000	£254,000
Semi-detached (£/unit)	£353,000	£341,000	£327,000	£311,000	£280,000
Detached (£/unit)	£496,000	£479,000	£459,000	£437,000	£394,000
Bungalow (£/unit)	£295,000	£284,000	£272,000	£259,000	£234,000

4.10 To 'sense' check these values, advertising prices shown on property websites and checked with planning application details (Q4 2024) for properties in East Devon were reviewed (see appendix D for details).

4.11 Where comparable, Table 4.6 suggests that generally the advertised prices are not significantly different to those set out in Table 4.5. Therefore, the assumptions around values, which are driven by an extensive evidence base are considered to be realistic and in most cases potentially conservative and cautious.

Table 4.6 Q3 2024 advertised market values by home types

Home type	Price advertised
VA 1 – Budleigh & Sidmouth	
Activity is the lowest of the five value areas.	There are currently no new build properties currently advertised in VA1 area – opportunities to develop in these area, given their coastal setting and flood risk have been limited and therefore it is not surprising that there are no current listings. Rightmove suggests that the majority of properties sold are detached or flats, with all average prices above those used in the testing
VA 2 – Exeter NE and Tithebarn	
There is some activity in this area. All the home types are houses with 90% detached.	Whilst administratively in East Devon these properties are on greenfield sites extending the urban edge of Exeter. Given the limited opportunities for this type of housing within Exeter, they are a popular location for the major house builders.
Flats	No new build flats on the market.
Terraces	From £305,000 - £315,00 with an average size of 3 beds and £310,000/unit – the figures used in the modelling are within this range and just slightly lower than the average.

Home type	Price advertised
Semi-detached	No semi-detached units on the market
Detached	From £355,000 - £675,000 with an average size of 3.8 beds and £487,000/unit – the figures used in the modelling are within this range and just lower than the average.
VA 3 – East Devon towns and rural	
Activity is at its greatest, but as this is an extensive area with a number of the district's largest settlements that is not surprising. There is a mix of all unit types.	Outside of the proposed new settlement and Cranbrook, this is the area with most future growth. There are both coastal and rural towns and villages and whilst there are some outliers, and particular locations will attract different mixes, prices are generally similar for new builds
Flats	From £234,950 - £850,000 with an average size of 1.7 beds and £336,000/unit – the figures used in the modelling are lower but the advertised prices are skewed by a high quality development with sea views, which won't be achievable in most locations.
Terraces	There are 4 terraces currently on the market but these are part of a barn conversion and therefore non typical development.
Semi-detached	From £300,000 - £415,000 with an average size of 2.9 beds and £347,000/unit – the figures used in the modelling are within this range, with the average slightly above what has been used in the testing.
Detached	From £480,000 - £700,000 with an average size of 4.3 beds and £591,000/unit – the figures used in the modelling are slightly lower than the range but with the majority of the properties advertised being from a small local developer, this higher range is not necessary typical.
VA 4 - Cranbrook	
There is some activity in Cranbrook – all of which are houses.	The new town of Cranbrook continues to expand and there is a flow of new build properties available. Advertised prices are within or just below those set out in Table 4.5 but this is for information only as this report does not seek to test viability in Cranbrook.
VA 5 - Axminster	
There is only limited activity in Axminster as sites have already been completed.	There are only 2 new build properties advertised at the moment, these are both higher values than those used in the modelling. It is understood that the land registry data that the modelling uses is potentially skewed by a particular site in Axminster which had relatively low values. Therefore, it

Home type	Price advertised
	could be considered that viability may be improved in the future at Axminster with the testing in this report conservative.

Values - Affordable housing

4.12 Initial estimates of the value of affordable housing were produced using a capitalised net rent approach i.e. the notional amount the provider of the unit can borrow against the net income received. The assumptions were based on known industry standards informed by an analysis of annual reports for actively developing registered providers (RPs) and these were then used as the basis of consultation with RPs active in East Devon.

4.13 In calculating the capitalised net rent the assumptions set out in the table below were used.

Table 4.7 Affordable housing assumptions

Type	Assumption
Affordable housing – social rent	
Social rent	75% LHA rate
Management & maintenance	£1,500
Voids/bad debts	2.5%
Repairs reserve	£600
Capitalisation	4.0%
Affordable housing – shared ownership	
Share size	35%
Rental share	2.75%
Capitalisation	5.4%
Repairs	£4,000

4.14 The affordable housing assumptions were discussed at the developer workshop and with local RPs. Discussion was also undertaken individually with locally active RPs who all provided a range of transfer values for social rent and shared ownership affordable housing tenures. These were used a cross check with the values suggested through the capitalised net rent approach set out above. Through this combined process it was considered that a transfer value of 35% of market value for social rent and 70% of market value for shared ownership were reasonable figures to use for East Devon.

4.15 The table below summarises the values attributed to the affordable housing property types included in the standard residential testing.

Table 4.8 Affordable homes values (figures are rounded)

Unit type	Capital value for E. Devon social rent	Capital value for E. Devon affordable rent	Shared ownership - VA1	Shared ownership - VA2	Shared ownership - VA3	Shared ownership - VA5
1 bed flat	£68,000	£97,000	£147,000	£142,000	£136,000	£117,000
2 bed flat/bungalow	£95,000	£136,000	£206,000	£199,000	£191,000	£163,000
2 bed terrace	£107,000	£153,000	£233,000	£224,000	£215,000	£184,000
3 bed terrace	£126,000	£181,000	£274,000	£264,000	£253,000	£217,000
4 bed terrace	£156,000	£223,000	£339,000	£327,000	£313,000	£269,000

Values – other residential products

Older persons residential market

4.16 Sheltered and extra care values are based on the Retirement Housing Group (RHG) guidance which recommends that where possible examples of recent sales should be considered first. If there is not sufficient data then RHG guidance suggests that the selling price of a 2-bed sheltered flat is the same as an existing stock semi-detached, with the value of a 1 bed sheltered flat set at 75% of an existing stock semi-detached. For extra care schemes, selling prices are 125% of the selling prices for sheltered homes.

4.17 There is reasonable volume of sales of sheltered schemes in East Devon and therefore this data is used rather than the average value for an existing stock semi-detached. The recent schemes include 40 transactions with a value of £5,956/sq m. Within this district average, the sheltered accommodation values from VA1 are £6,335/sq m in VA1 and £5,012/sq m in VA3. For the purposes of this testing, we have used the sheltered scheme data from VA3 as being representative of the rest of East Devon excluding VA1. Cross checking the resulting unit values used in the testing with the existing semi-detached stock unit values shows that the sheltered accommodation value assumptions are well within the existing stock values.

4.18 Unfortunately, there is not significant data regarding extra care and therefore the alternative approach will be used as set out in the preceding paragraph (i.e. extra care values at 125% of sheltered values). Using scheme specific information and RHG guidance the unit values are set out in Table 4.11.

Table 4.9 Older persons market values comparison

Type	Blended 1-2 bed unit value (£) VA1	Blended unit 1-2 bed unit value (£) VA2-5
Sheltered	£411,792	£325,800
Extracare	£514,740	£407,250
Existing stock semi-detached houses comparison	£481,469	£358,656

4.19 Care homes are assumed to have a capital value of £105,000 per bedroom based on a review of data from EGi¹⁴, trade press and market commentary. We have tested a care home of 60 beds with a floorspace of 3,000 sq. m.

Development costs

Build costs

4.20 Build costs will vary due to location, development type, proposed tenure type, proposed tenure mix, storey height, and building use. The Build Cost Information Service (BCIS)¹⁵ provides benchmarking information for build costs, adjusted for the location. Residential build costs are based on actual tender prices for new builds over a 5-year period and the tender price data is rebased to 1Q 2024 (in line with values) and Devon prices using BCIS defined adjustments, to give the build costs for different types of schemes.

4.21 We understand from work with housebuilders and cost consultants that volume and regional house builders can comfortably operate within the BCIS lower quartile cost figures, especially given that they are likely to achieve significant economies of scale in the purchase of materials and the use of labour. Many smaller and medium sized developers of houses are usually unable to attain the same economies, so their construction costs may be higher although this will vary between housebuilders and sites. We have worked with BCIS to identify how costs change according to the size of the development. We have used this analysis by BCIS to inform our approach to testing in East Devon. The variable build costs by site size have been applied to houses only, as flat build costs primarily vary by height.

4.22 For self build and custom housebuilding an additional 5% was added to build costs. This is consistent with published research undertaken by Three Dragons with the Right to Build Task Force¹⁶.

4.23 For high-density flatted development Exeter City/East Devon councils have responded to feedback in the joint workshop and commissioned bespoke cost consultancy (using Randell

¹⁴ Estates Gazette is a subscription service providing information about commercial property sales and leases.

¹⁵ BCIS is a subscription service providing estimates of build costs for different residential and non-residential developments

¹⁶ Guidance note PG3.7 Area-wide Approaches to Viability Assessment Right to Build Task Force & Three Dragons July 2023

Simmonds) to advise on build costs relating to a notional scheme in Exeter (but that could also apply in East Devon) that meets current building standards. These costs have also been utilised for this work in respect to developments with flats of 3-5 storeys. The details for all build costs are set out in appendix E.

Table 4.10 Residential development costs

Type	Base build cost £/sq m	Site sizes (number homes)
Estate housing mean +5%	£1,624	2-5
Estate housing mean	£1,547	6-9
Estate housing mean 95%	£1,470	10-50
Estate housing mean 92%	£1,423	51-100
Estate housing mean 89%	£1,377	101-250
Estate housing lower quartile	£1,292	251+
Flats mean 1-2 storey	£1,760	All
Flats Randell Simmonds 3-5 storey (includes 2021 BRegs)*	£2,320	All 3 – 5 storeys
Supported housing mean	£1,964	All
Care home	£1,892	All

* Please see para 4.29

Other residential development costs

4.24 A range of other standard costs have been used in the viability testing. These were discussed with the development industry at the workshop and are based on PPG and experience of other high level plan making viability testing. Further information providing background to some of the costs is set out in the following table.

4.25 Allowances are made for 15-25% on build costs for plot costs, site infrastructure works, with 15% used for the smaller schemes and 25% used for the larger schemes. These are industry standards on which we monitor what is happening elsewhere in similar locations in the UK¹⁷ as well as consulting with the local development industry. A specific figure, based on the council's cost consultants work, of 14.4% is used for flat only developments.

4.26 Parts F, L, O and S of the building regulations came into force in 2021 and are therefore required to be met for all development moving forward. These 2021 updates are not yet included within the standard BCIS figures set out in Table 4.12, however through discussion with BCIS they indicated that they undertake regular industry surveys as to the impact of these changes on cost and have suggested that the figures set out in Table 4.13 can be used until all the tenders being received become statistically relevant and thus within the general BCIS indices of cost. In

¹⁷ Evaluation of 63 local authority areas 2023

respect of Part S, whilst an allowance is included across the typologies, in terms of EV charging there have been comments in the past in terms of the wider electricity network and its capacity for accommodating a high number of chargers and whether development will have to also contribute to those costs. However, it is understood that in general, planned development and any required upgrades or new provision should already be a consideration in terms of the Distribution Network Operators (DNOs) and their statutory responsibilities. Ofgem's 2022 Significant Code Review also makes it clear that Distribution Network Operators will have to bear a greater proportion of the costs of network reinforcement¹⁸, rather than those connecting to the network. Where development does have to contribute, these will be site specific matters and it is not possible to quantify in terms of strategic generic site testing. As an abnormal cost this should come off land value, rather than a direct impact on viability in terms of meeting policy requirements. Furthermore, the government in its EV smart charging consultation indicated that a new generation of 'smart' charging points could assist with demand and help reduce the need for grid reinforcement.

4.27 Separate allowances are made for garages, with the proportion of dwellings with garages based on recent major consents in Exeter and East Devon. We have allowed for garages on 23% of properties split 80% for a single garage and 20% for a double garage. No allowances are made for garages within the flat led developments.

4.28 An additional cost is included for Future Homes 2025. Although this is still at consultation stage and not yet part of Building regulations, it is prudent to assume that these standards will be adopted in some form over the next year or so and we have therefore included a cost for this based on information in the government impact assessment¹⁹. There are 2 options included in the consultation, and we have taken Option 1 which is the higher cost because this option takes better account of the cost to the consumer. This approach was agreed with the council. All typologies have been tested with Future Homes.

Table 4.11 Other residential development costs

Type	Cost	Metric
Site costs		
Plot costs and site infrastructure works	1 – 100 units - 15% 101-250 units - 20% 251+ units - 25% Flats - 14.4% Carehomes – 10%	On build cost

¹⁸ Ofgem, 2022, The Access and Forward-Looking Charges Significant Code Review

¹⁹ The Future Homes Standard Consultation-Stage Impact Assessment DLUHC December 2023

Type	Cost	Metric
2021 updates to Building Regulations ²⁰	4.7% (Part F 0.4%, Part L 2.8%, Part O 0.7% & Part S 0.8%)	On build costs for non flat only schemes (flat only schemes include FLOS with the build cost in Table 4.12)
Garages	£8,100 per single garage £13,100 per double garage	23% of units with 80% single garage & 20% double garage
Fees and finance costs		
Professional fees	1 – 9 units – 10% 10 – 100 units – 8% 101 plus units – 6%	of build costs including plot costs
Finance	6.5% medium to large typologies & specialist residential 7.5% small typologies	of total development costs including land purchase
Marketing/legal/sales fees	3% 6%	of market GDV of older persons GDV
Affordable home legal fee	£500	per affordable unit
Developer return	17.5% 6% 10%	market GDV (mid point of the range set out in the PPG) affordable homes GDV care homes GDV
Agents and legal	1.75%	land cost (BLV)
Stamp duty	prevailing rate	land cost (BLV)
Policy and mitigation costs		
Biodiversity net gain (20%)	£1188 £321	per unit (greenfield) per unit (brownfield)
Habitat mitigation: Exe Estuary & Pebblebeds	£400 (£900)	per unit all areas (and including OP1,OP2)
Accessibility M4(2)	£1,400	per unit (100% market & 95% affordable units)
Accessibility M4(3)	Flat £122/sq. m House £138/sq.m	per unit (5% of affordable units)
Future Homes 2025 (Option 1)	Detached - £6,390 Semi - £6,170 Terrace - £5,960 Flats 1 -3 storey - £4,460 Flats 4 plus - £190	per unit as described

Type	Cost	Metric
Community infrastructure levy rates as of 2024	VA 1: Sidmouth & Budleigh - £228.83 VA 2,3,5: Rest of East Devon - £171.62 Strategic sites - £114.41	per sq. m of residential development as described
s.106 – standard residential s.106 – older persons s.106 and other cost allowance – large allocations	£4,000 £2,500 £20,000	per unit
Care homes Higher building standards Part S, BNG & fire safety	2.5%	build cost per scheme

National and local policy requirements

4.29 Biodiversity net gain – The allowance for biodiversity net gain (BNG) is drawn from the government’s impact assessment²¹ which was published with the consultation on the amendments to the Environment Act. The draft Local Plan requires 20% biodiversity net gain for major development. This is above the national requirement of 10% and the government’s impact assessment suggests²² that this will increase costs to developers by 19%. A cross typology allowance, split by greenfield and brownfield is used. However, it should be noted that, as biodiversity net gain is site specific depending on both the existing site characteristics and the ability of development form to both mitigate and provide additional gain, it is difficult to gauge a suitable allowance for meeting the requirements. It is also of note that the NHBC with the RSPB have issued guidance on how to achieve net gain within new development. At the launch of the guidance both the authors and one of the major housebuilders (Barratt Homes) emphasised that incorporating measures for biodiversity net gain during the design phase meant additional costs were minimal²³. This suggests that, whilst an allowance is included, the actual cost could be much lower and therefore the testing allowances are a conservative estimate. Where possible most allocations would be expected to deal with BNG on site, with the response designed in at the outset. Also important to note that the allowances can also be used to meet other similar policy requirements such as urban greening, rather than further unnecessary additional costs.

4.30 Habitat mitigation – mitigation is required for much of new development across East Devon. Developments within 10km of the Exe Estuary SPA and within 10km of the East Devon Pebblebed Heaths SAC and SPA are currently required to pay a fee of £400 per residential unit as advised by East Devon Council. It is understood that this may rise to £900 per residential unit in the future, therefore sensitive testing will be undertaken in the lowest of the 3 affected value areas (VA 3) to illustrate as to whether there will be any significant impact from the increase, in respect of viability. Some development in VA5 may be required to mitigate the impacts of

²¹ MHCLG, 2019, Biodiversity net gain and local nature recovery strategies impact assessment

²² Section 6.11.2

²³ Biodiversity in new housing developments RSPB / NHBC April 2021

nutrients in the Axe valley. However, there are currently no published costs associated with this mitigation and therefore an allowance of £2,000 per unit has been included as a sensitivity test based on other known nutrient mitigation schemes elsewhere.

4.31 Part M Accessibility - The accessibility costs for M4(2) are applied to every market unit and 95% of affordable units and are based on the government impact assessment. The costs for Part M4(3) are based on cost consultant advice and are different for houses and flats (see appendix E) – these are applied to 5% of affordable units.

4.32 S106 requirements - The level of s106 allowed for in the viability testing is based on a review of s106 agreements provided by the council. These have been analysed with average levels, including for requirements such as education and sports and recreation, set out by size and type of typology. For larger sites (the 300 and 800 dwelling typologies) it is anticipated that there will be additional s106 costs and while there is no detail available, a higher allowance has been made to address this eventuality.

Allocation specific costs

4.33 The plan policy review in Chapter 2 considers the allocation specific policies for the allocations proposed in East Devon. Consultation with site promoters and the Council has been undertaken about the implications of these policies and this has indicated that the various allocation requirements are expected to be modest and that there is little detail available about the costs at this stage. Therefore, approach taken in the testing has been to explore the viability headroom available that may be used to meet unknown site specific policy costs. Note that the viability testing of largest typologies has significantly higher s106 allowances and that it is expected that land values will flex to reflect site and policy constraints (in line with PPG).

Benchmark land value

4.34 Benchmark land values (BLVs) are based upon estimates of existing use value with a range of premiums applied. BLVs are estimates of the lowest value that general sites may come forward for development. Where the viability is strong enough, higher land values may be achievable and in many cases the market value may be higher than the benchmarks used here. Conversely, where sites have extensive constraints, the site value may be less than the benchmarks suggested here – price paid is not a justification for BLV. The BLVs have been developed in accordance with the guidance in PPG.

4.35 Benchmarks were discussed at the development industry workshop.

Existing use values - brownfield land

4.36 The estimates of brownfield land existing use values draw upon MHCLG estimates²⁴, previous area wide viability work and a residual value appraisal of a lower value industrial use.

- The MHCLG estimate for East Devon industrial land is £425,000/ha
- The viability work undertaken for the East Devon CIL²⁵ used a benchmark of £600,000/ha for most sites, based on £500,000/ha existing use plus a premium
- A residual value approach on a nominal scheme using value data from Egi with refurbishment costs from BCIS²⁶ gives an existing use value of £368,000/ha for a low value industrial site. This estimate is the same as used in the Teignbridge Local Plan Viability Assessment (2024).

4.37 Based on this data, the brownfield existing use values are assumed to be £500,000/ha for smaller brownfield sites and £368,000/ha for larger brownfield sites. The MHCLG estimate sits between these two values.

Existing use values - greenfield land

4.38 The MHCLG estimate for agricultural land in the Heart of the SW LEP area is £23,000/ha. The 19 Devon agricultural land listings in the RICS Farmland Market Directory of Land Prices 2024 averaged £18,600/ha. The midpoint between the two estimates is £21,000/ha, which is also the estimate of agricultural land EUV used in the recent Teignbridge Local Plan Viability Assessment (2024).

4.39 For small greenfield edge of settlement sites (up to 1 ha) paddock values will be more appropriate. Paddock land may have a higher value due to amenity and equestrian uses, and although it can vary considerably, it is typically around twice the value of larger scale agricultural land. This work assumes a paddock existing use value of £60,000/ha, which is also the EUV used in Teignbridge.

4.40 For this local plan viability work we have used £60,000/ha paddock existing use value for sites of up to 1 ha and the midpoint between the MHCLG and RICS listings of £21,000/ha as the existing use value for larger greenfield sites.

Premium over existing use

4.41 The Homes and Communities Agency, 2010, Annex 1 (Transparent Viability Assumptions) states “Benchmarks and evidence from planning appeals tend to be in a range of 10% to 30%

²⁴ MHCLG, 2020, Land Value Estimates for Policy Appraisal

²⁵ Three Dragons, 2019, East Devon CIL and Cranbrook DPD Viability Report

²⁶ Industrial 5,000 sq m on 1 ha with £67/q m, 9% yield and £446/sq m renovation costs for re let., 8% fees, 3% marketing, 6% finance.

above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value” (page 9).

4.42 We use these ranges for this local plan viability testing, with benchmark land values at the bottom, mid-point and top of these ranges. This spread of benchmarks allows the impact of policy and other constraints on land values to be explored.

Benchmark Land Values

4.43 Based on the estimates of existing use and the premiums discussed above, the following benchmark land values are used for the testing.

Table 4.12 Benchmark land values used in the viability testing

Site type	EUV/ha	Premium	BLV/ha	Based on	EUV Source
Large greenfield 1	£21,000	10 times	£210,000	10 times agricultural value	MHCLG + 3D review
Large greenfield 2	£21,000	15 times	£315,000	15 times agricultural value	MHCLG + 3D review
Large greenfield 3	£21,000	20 times	£420,000	20 times agricultural value	MHCLG + 3D review
Small greenfield 1	£60,000	10 times	£600,000	10 times paddock value	3D review
Small greenfield 2	£60,000	15 times	£900,000	15 times paddock value	3D review
Small greenfield 3	£60,000	20 times	£1,200,000	20 times paddock value	3D review
Small brownfield 1	£500,000	10 %	£550,000	Industrial land + 10%	3D East Devon CIL
Small brownfield 2	£500,000	20 %	£600,000	Industrial land + 20%	3D East Devon CIL
Small brownfield 3	£500,000	30 %	£650,000	Industrial land + 30%	3D East Devon CIL
Large brownfield 1	£368,000	10 %	£404,800	Industrial + 10%	3D review
Large brownfield 2	£368,000	20 %	£441,600	Industrial + 20%	3D review
Large brownfield 3	£368,000	30 %	£478,400	Industrial + 30%	3D review

4.44 These benchmarks are applied to the different typologies as follows.

Table 4.13 Benchmark land values used for each typology

Typology	GF greenfield BF brownfield	Dwellings	Gross site (hectare) ²⁷	BLV
Res1a	GF - houses	3	0.13	Small greenfield

²⁷ Net and gross figures are based on density of development and adjusted according to site type and size, based on the general principle that as the development gets larger the net to gross decreases to take into account non-residential space required for creating sustainable places, such as open space. The adjustment is based on policy requirements, experience and reviewing of submitted applications.

Typology	GF greenfield BF brownfield	Dwellings	Gross site (hectare) ²⁷	BLV
Res1b	BF - houses	3	0.13	Small brownfield
Res2a	GF - houses	8	0.34	Small greenfield
Res2b	BF - houses	8	0.34	Small brownfield
Res3a	GF - houses	15	0.53	Small greenfield
Res3b	BF - houses	15	0.53	Small brownfield
Res3c	BF - apartments	15	0.1	Small brownfield
Res3d	BF - mixed	15	0.33	Small brownfield
Res4a	GF - houses	30	1.13	Large greenfield
Res4b	BF - houses	30	1.13	Large brownfield
Res4c	BF - apartments	30	0.2	Small brownfield
Res4d	BF - mixed	30	0.67	Small brownfield
Res5a	GF - mixed	75	3	Large greenfield
Res6a	GF - mixed	150	5.55	Large greenfield
Res7a	GF - mixed	300	9.05	Large greenfield
Res8a	GF - mixed	800	24.35	Large greenfield
OP1	GF/BF Sheltered accommodation	45	0.45	Small greenfield
OP2	GF/BF Extra care accommodation	60	0.75	Small greenfield
OP3	Care home (3,000 sqm)	60	0.25	Small greenfield
SBCH1	GF Self build and custom housing	35	1.17	Small greenfield
SBCH2	GF Self build and custom housing	20	0.67	Small greenfield
RES	GF Exception site	30	1.13	Large greenfield

Non-residential development

4.45 The draft new Local Plan includes the requirement for non-residential development to meet BREEAM Excellent standards. BRE estimates that the additional costs for meeting BREEAM Excellent are less than 2% over standard costs²⁸. It is considered that cost increases of this level are unlikely to jeopardise development and that most investors and occupiers will be looking for this type of standard for quality new build development. Discussions with site promoters as part of this study suggest that in many cases BREEAM Excellent is sought by the market.

Table 4.14 Increase in capital costs for different building types

BREEAM standard	School	Industrial	Retail	Office	Mixed use
Excellent	0.7%	0.4%	1.8%	0.8%	1.5%

²⁸ BRE, 2016, The value of BREEAM

Chapter 5 Viability testing results

Introduction

- 5.1** This chapter summarises results of the residential viability testing. As noted in the testing assumptions earlier, the modelling includes the affordable housing required, CIL, s106, and additional national and local policy costs.
- 5.2** The results are summarised below, with the appraisal summary sheet examples (one for each typology) in Appendix F. The results are presented as net viability 'headroom' after all costs including construction and other development costs (fees, return, policy costs and land costs) have been deducted, tested against the range of benchmark land values for that typology. Where the headroom is positive the typology can be considered viable.

General residential testing and analysis

5.3 The general residential typologies include:

- Sites under the affordable housing threshold - three and eight dwellings – tested on greenfield and brownfield sites
- Sites over the affordable housing threshold – including standard and higher density house schemes as well as flatted schemes. Sizes include 15,30, 75 and 150 dwellings.

5.4 Specialist residential typologies include:

- Self & custom build typologies
- Older persons housing
- Rural exception sites

5.5 The results include the proportion of affordable housing as set out in the draft policy, which is generally 35% on greenfield sites with 15% in Axminster (VA5). 30% affordable housing is also tested in VA3.

5.6 Results are presented as the net viability headroom per dwelling, after allowing for all costs including finance, return and land (at benchmark land values 1, 2 and 3).

VA1 Budleigh Salterton & Sidmouth/Sidford testing results

5.7 Most of the typologies representative of the development proposed for Budleigh Salterton and Sidmouth/Sidford are viable across the range of BLVs with the required affordable housing (35%). The exception is for flatted schemes on brownfield land, which are unviable at all of the BLVs tested. Separate sensitivity testing with no affordable housing was undertaken for the flatted schemes in VA1 and these were still unviable.

Table 5.1 VA1 testing results £/dwelling headroom

Typology	Description	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/dwelling	BLV 3 £/dwelling
	GF Greenfield BF Brownfield					
Res1a	GF - houses	3	0%	59,085	45,120	31,156
Res1b	BF - houses	3	0%	62,312	59,984	57,657
Res2a	GF - houses	8	0%	72,208	57,879	43,509
Res2b	BF - houses	8	0%	75,390	73,107	70,824
Res3a	GF - houses	15	35%	26,161	14,215	2,112
Res3b	BF - houses	15	35%	29,048	27,057	25,066
Res3c	BF - apartments	15	35%	-64,554	-64,925	-65,297
Res3d	BF - mixed	15	35%	12,290	11,090	9,891
Res4a	GF - houses	30	35%	42,803	38,216	33,677
Res4c	BF - apartments	30	35%	-64,822	-65,200	-65,578
Res4d	BF - mixed	30	35%	13,997	12,716	11,434
Res5a	GF - mixed	75	35%	44,807	35,399	25,991
Res6a	GF - mixed	150	35%	62,624	57,920	53,217

VA2 Exeter NE & Tithebarn testing results

- 5.8** Most of the typologies representative of the development proposed for Exeter NE & Tithebarn are viable across the range of BLVs with 35% affordable housing. The exception is for flatted schemes on brownfield land, which are unviable at all of the BLVs tested. Separate sensitivity testing with no affordable housing was undertaken for the flatted schemes in VA2 and these were still unviable.
- 5.9** A subset of the larger typologies is tested with 30% affordable housing, which may be applicable for allocations in some parts of East Devon. The reduction in affordable housing increases the headroom per dwelling, which will provide more capacity to meet any allocation specific policy requirements that may apply. The reduction in the affordable housing adds approximately £6,800 per dwelling viability headroom in the two typologies tested in VA2.

Table 5.2 VA2 Testing results £/room headroom

Typology	Description	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/dwelling	BLV 3 £/dwelling
	GF Greenfield BF Brownfield					
Res1a	GF - houses	3	0%	51,975	38,010	24,045
Res1b	BF - houses	3	0%	55,468	53,140	50,813
Res2a	GF - houses	8	0%	65,098	50,768	36,399
Res2b	BF - houses	8	0%	68,279	65,997	63,714
Res3a	GF - houses	15	35%	21,333	9,354	-2,810
Res3b	BF - houses	15	35%	24,553	22,562	20,571
Res3c	BF - apartments	15	35%	-67,173	-67,545	-67,916
Res3d	BF - mixed	15	35%	8,522	7,300	6,079
Res4a	GF - houses	30	35%	37,704	33,117	28,578
Res4c	BF - apartments	30	35%	-67,811	-68,189	-68,567
Res4d	BF - mixed	30	35%	9,593	8,288	6,983
Res5a	GF - mixed	75	35%	39,563	30,155	20,747
Res6a	GF - mixed	150	35%	57,448	52,745	48,041
Res7a	GF - mixed	300	35%	38,456	32,400	26,246
Res8a	GF - mixed	800	35%	37,071	29,588	21,991

Table 5.3 VA2 Greenfield typologies testing results £/room headroom @30% affordable housing

Typology	Description	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/dwelling	BLV 3 £/dwelling
	GF Greenfield BF Brownfield					
Res7a	GF - mixed	300	30%	45,094	39,038	32,982
Res8a	GF - mixed	800	30%	43,754	36,479	28,988

VA3 Exmouth, Honiton, Ottery, Seaton & rural testing results

5.10 Most of the typologies representative of the development proposed for Exmouth, Honiton, Ottery, Seaton & rural are viable with 35% affordable housing, although some typologies are marginal at mid BLVs and unable to support higher BLVs (see table 5.4). Again, flatted schemes on brownfield land are unviable at all of the BLVs tested and separate flatted sensitivity testing with no affordable housing was still unviable.

5.11 Allocations in VA3 may be required to provide 30% rather than 35% affordable housing. Where this is the case, the viability headroom is increased by an average of just over £6,000 per dwelling at BLV2, which will assist in ensuring the allocation policies are deliverable (see table 5.5).

5.12 Policy requiring affordable housing for sites above the 5 dwelling threshold in designated rural areas could apply within VA 3. The results set out in table 5.6 show that at 35% affordable housing at the lower BLV this should be viable. The rural exception scheme as tested may have viability issues as indicated in table 5.6. However, as an exception scheme landowners and/or developers may accept lower land values and return as well as potential for grant funding, this type of development could still come forward within East Devon.

5.13 As indicated in the testing assumptions the cost of habitat mitigation (in Exe Estuary and Pebblebed areas of influence) may be rising from £400 to £900. Whilst this could potentially impact on VA1 and VA2, only typologies within VA 3 are tested (where impact would be greatest). The results in table 5.7 show that in VA 3 the increase has limited impact on viability.

Table 5.4 VA3 Testing results £/room headroom

Typology	Description GF Greenfield BF Brownfield	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/dwelling	BLV 3 £/dwelling
Res1a	GF - houses	3	0%	36,611	22,646	8,682
Res1b	BF - houses	3	0%	39,838	37,510	35,183
Res2a	GF - houses	8	0%	49,734	35,404	21,035
Res2b	BF - houses	8	0%	52,916	50,633	48,350
Res3a	GF - houses	15	35%	12,055	-86	-12,250
Res3b	BF - houses	15	35%	14,942	12,951	10,959
Res3c	BF - apartments	15	35%	-73,878	-74,249	-74,620
Res3d	BF - mixed	15	35%	262	-959	-2,181
Res4a	GF - houses	30	35%	28,140	23,552	19,014
Res4c	BF - apartments	30	35%	-74,231	-74,609	-74,987
Res4d	BF - mixed	30	35%	1,570	265	-1,040
Res5a	GF - mixed	75	35%	30,008	20,600	11,192
Res6a	GF - mixed	150	35%	48,093	43,390	38,686
Res7a	GF - mixed	300	35%	29,117	22,950	16,500
Res8a	GF - mixed	800	35%	27,460	19,969	12,022

Table 5.5 VA3 Greenfield typologies testing results £/room headroom 35% and 30% affordable housing

Typology	Description GF Greenfield	Dwellings	% AH	BLV 2 £/dwelling @35% AH	BLV 2 £/dwelling @30% AH	£ additional headroom/ dwelling
Res3a	GF - houses	15	35%/30%	-86	5,488	5,574
Res4a	GF - houses	30	35%/30%	23,552	29,071	5,519
Res5a	GF - mixed	75	35%/30%	20,600	26,832	6,232
Res6a	GF - mixed	150	35%/30%	43,390	49,579	6,189
Res7a	GF - mixed	300	35%/30%	22,950	29,251	6,301
Res8a	GF - mixed	800	35%/30%	19,969	26,396	6,427

Table 5.6 VA3 Designated rural area and rural exception sites

Typology	Description	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/dwelling	BLV 3 £/dwelling
Res2aa	Designated rural area	8	35%	8,386	-5,944	-20,313
Res4aa	Rural exception	30	66%	-6,490	-11,161	-15,782

Table 5.7 VA3 Greenfield typologies sensitivity testing results £/room headroom habitat mitigation cost

Typology	Description GF Greenfield	Dwellings	% AH	BLV 2 £/dwelling @30% AH – no increase	BLV 2 £/dwelling @30% AH – increase to £900/dwelling
Res3a	GF - houses	15	30%	5,488	4,979
Res4a	GF - houses	30	30%	29,071	28,562
Res5a	GF - mixed	75	30%	26,832	26,300
Res6a	GF - mixed	150	30%	49,579	49,046
Res7a	GF - mixed	300	30%	29,251	28,718
Res8a	GF - mixed	800	30%	26,396	25,792

VA5 Axminster testing results

5.14 The viability circumstances in the lower value VA5 are more challenging than most other locations in East Devon. The proposed affordable housing requirement in HN02 falls to 25% in this value area and the testing for VA5 also considers the viability impacts of using affordable rent rather than social rent.

5.15 The initial set of testing for VA5 includes the range of BLVs although it is clear that in many cases only the lowest BLV can be supported and in some circumstances, it is expected that site values will need to have a lower premium over existing use than those considered here.

5.16 The testing shows that:

- Larger schemes have stronger viability in VA5 and would be able to provide 25% affordable housing with the policy tenure mix.

- Smaller schemes – including those with no affordable housing – are in many cases not viable, which suggests that the underlying economics of development in this value area are the main issue.
- Sensitivity testing to include nutrient mitigation costs on a sample of greenfield typologies shows that viability is reduced by approximately £2,200 per dwelling.
- Replacing the social rent tenure with affordable rent tenure for the rented component of the affordable housing adds to the viability, by about £7,900 per dwelling across the typologies tested. This strengthens the viability for the more viable typologies and some of the other typologies are now marginal. This helps to bring deliverability closer for those typologies that remain unviable – particularly if combined with an adjustment to BLV or one of the other testing inputs.

Table 5.8 VA5 Axminster typologies testing results £/room headroom

Typology	Description GF Greenfield BF Brownfield	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/dwelling	BLV 3 £/dwelling
Res1a	GF - houses	3	0%	-15,475	-29,440	-43,404
Res1b	BF - houses	3	0%	-11,982	-14,576	-16,903
Res2a	GF - houses	8	0%	-2,352	-16,681	-31,051
Res2b	BF - houses	8	0%	830	-1,453	-3,736
Res3a	GF - houses	15	25%	-11,827	-23,991	-36,155
Res3b	BF - houses	15	25%	-8,887	-10,915	-12,942
Res3c	BF - apartments	15	25%	-90,567	-90,939	-91,310
Res3d	BF - mixed	15	25%	-18,833	-20,054	-21,275
Res4a	GF - houses	30	25%	4,223	-448	-5,070
Res4b	GF - houses	30	25%	-9,873	-12,073	-14,274
Res4c	BF - apartments	30	25%	-91,053	-91,431	-91,809
Res4d	BF - mixed	30	25%	-17,835	-19,140	-20,444
Res5a	GF - mixed	75	25%	7,260	-2,148	-11,556
Res6a	GF - mixed	150	25%	25,880	21,046	16,036
Res7a	GF - mixed	300	25%	23,150	16,701	10,251

Table 5.9 VA5 Nutrient mitigation sensitivity testing results £/room headroom

Typology	Description GF Greenfield BF Brownfield	Dwellings	% AH	BLV 1 £/dwelling	BLV 1 £/dwelling with nutrient mitigation	£ change in headroom/ dwelling
Res4a	GF - houses	30	25%	4223	2,034	-2,189
Res5a	GF - mixed	75	25%	7,260	4,991	-2,268
Res6a	GF - mixed	150	25%	25,880	23,612	-2,268

Table 5.10 VA5 Axminster brownfield and greenfield house-led typologies testing £/room headroom – alternative affordable housing provision

Typology	Description GF Greenfield BF Brownfield	Dwellings	% AH	BLV 1 £/dwelling – standard social rent	BLV 1 £/dwelling – affordable rent	£ additional headroom/ dwelling
Res3a	GF - houses	15	25%	-11,827	-3,438	8,389
Res3b	BF - houses	15	25%	-8,887	-498	8,389
Res3d	BF - mixed	15	25%	-18,833	-11,526	7,306
Res4a	GF - houses	30	25%	4,223	12,615	8,392
Res4b	GF - houses	30	25%	-9,873	-1,419	8,454
Res4d	BF - mixed	30	25%	-17,835	-10,472	7,363
Res5a	GF - mixed	75	25%	7,260	14,614	7,354
Res6a	GF - mixed	150	25%	25,880	33,116	7,236

Other specialist housing testing results

5.17 The specialist housing tested includes older persons housing and custom and self-build. Older persons sheltered and extracare housing is tested in VA1 with 35% affordable housing, and in a rest of East Devon blended VA2-VA5 area with 30% and 0% affordable housing. Care homes are tested at a pan-East Devon level.

5.18 Older persons sheltered housing in VA1 is viable as tested with 35% affordable housing. Extra care housing is not viable in VA1 although the extent is limited and suggest that it could be deliverable. Neither sheltered or extra care housing is viable in the VA2-VA5 blended area, even with 0% affordable housing. Separately, an additional sensitivity test was undertaken to explore the viability impact of higher value brownfield sites on sheltered accommodation in VA1. Testing was undertaken with a nominal £1.5m/ha BLV, and the typology remained viable with the headroom reduced from £15436/unit to £3,501/unit.

5.19 Care homes are not viable in East Devon as speculative development. This viability finding is common across many locations however sites may come forward commissioned by the operator to meet business needs.

5.20 Custom and self-build housing is viable as tested, although the viability headroom reduces as values drop.

Table 5.11 older persons housing £/room headroom

Typology	Value area	Description	Dwellings	% AH	BLV 2 £/unit (room)
OP1	VA1	Sheltered GF	45	35%	10,396
OP1	VA1	Sheltered BF	45	35%	15,436
OP2	VA1	Extra care GF	60	35%	-12,034
OP2	VA1	Extra care BF	60	35%	-6,014
OP1	VA2-5	Sheltered GF	45	30%	-46,427
OP2	VA2-5	Sheltered BF	60	30%	-41,127
OP1	VA2-5	Extra care GF	45	30%	-85,375
OP2	VA2-5	Extra care BF	60	30%	-78,903
OP1	VA2-5	Sheltered GF	45	0%	-17,624
OP2	VA2-5	Sheltered BF	60	0%	-12,584
OP1	VA2-5	Extra care GF	45	0%	-47,280
OP2	VA2-5	Extra care BF	60	0%	-41,260
OP3	All	Care home	60	0%	-52,502

Table 5.12 Custom & self-build £/room headroom

Typology	Description	Dwellings	% AH	BLV 1 £/unit	BLV 2 £/unit	BLV 3 £/unit
CSB1 VA1	Custom & self-build	35	35%	84,988	85,887	79,652
CSB2 VA1	Custom & self-build	20	35%	80,326	78,404	76,482
CSB1 VA2	Custom & self-build	35	35%	78,062	72,726	67,389
CSB2 VA2	Custom & self-build	20	35%	67,998	66,076	64,153
CSB1 VA3	Custom & self-build	35	35%	64,766	59,362	53,929
CSB2 VA3	Custom & self-build	20	35%	54,630	52,708	50,786
CSB1 VA5	Custom & self-build	35	35%	31,157	25,724	20,290
CSB2 VA5	Custom & self-build	20	35%	21,276	19,354	17,431

Summary

- 5.21** Most of the typologies representative of the development proposed in the new Local Plan is viable and able to support the proposed policy requirements including affordable housing. With the exception of Axminster, 35% affordable housing is generally viable. However, the clear exception is brownfield flatted development which has much weaker viability and is not able to provide affordable housing even in the highest value area.
- 5.22** The lower 30% affordable requirement for allocations outside the West End and Budleigh Salterton-Sidmouth/Sidford provides additional viability headroom to meet additional costs.
- 5.23** The testing in the Axminster lower value area shows that development has weaker viability and that not all typologies are viable. The larger typologies are viable with the required 25% affordable housing, and if the social rent is replaced with affordable rent as the rented affordable housing component, the viability is strengthened. This means that those typologies already viable will be better placed to meet any higher costs, and that some typologies which were viable become marginal.
- 5.24** Rural exception sites may require landowners and/or developers to accept lower land values and return as well as utilising potential for grant funding. Custom and self-build sites are viable.
- 5.25** Older persons sheltered housing is viable in VA1 with the standard affordable housing requirement for this area. It is not viable elsewhere in East Devon. Extra care housing and care homes are not viable in VA1 or elsewhere in East Devon.

Chapter 6 Summary and conclusions

Introduction

- 6.1** This viability assessment has been undertaken to indicate whether the development and policies proposed in the draft Local Plan 2020-2042 are viable. The study has therefore reviewed the national and local policy requirements and developed a set of typologies representative of the proposed type and location of development. This includes the Plan's focus on greenfield sites in a variety of sizes with a minority of sites on brownfield land - plus the continued expansion of the Cranbrook new settlement and the second new settlement, both outside the scope of this assessment.
- 6.2** Data and consultation with the development industry has been used to generate and refine the values and costs of development. The district has been split into value areas to account for the differences in house prices taking into consideration the potential development opportunities within the three areas. The viability testing has been split into the four value areas, using typologies that are relevant to the likely development in that area.
- 6.3** The viability testing approach is considered cautious, with conservative assumptions e.g. no vacant building credit/CIL relief allowances in the brownfield testing, and use of higher non-strategic site CIL rates.

Is the plan viable?

- 6.4** The draft Local Plan is dependent on the delivery of a set of allocations with a total of 5,247 dwellings. Of these, 98% are on greenfield sites and the majority of development (73%) is proposed for locations in VA3 (Exmouth, Honiton, Ottery, Seaton and rural). The next most important delivery area in terms of dwellings planned for is Axminster (21%).
- 6.5** Table 6.1 lists the allocations, and which typology is relevant. Table 6.2 below summarises the proposed allocation dwellings in each value area covered by each of typologies.

Table 6.1 H2 allocations, value area and typology

Proposed allocation	Value area	Greenfield/brownfield	Dwellings	Typology(s)
Land to the South of Courtlands Lane (Exmo_23) – 12 dwellings	VA 3	GF	12	Res3a
Land at Courtlands Cross (Lymp_07) 100 dwellings and 0.4ha employment land	VA 3	GF	100	Res5a
Land west of Hulham Road (Exmo_47) – 15 dwellings	VA 3	GF	15	Res3a
Land at Coles Field Hulham Road (Lymp_14) – 59 dwellings	VA 3	GF	59	Res5a
Land at Marley Drive (Exmo_04a) –50 dwellings	VA 3	GF	50	Res4a
Land at St John's (Exmo_20) – 700 dwellings with 2ha employment land, social/community facilities, cemetery space and SANGS	VA 3	GF	700	Res8a

Proposed allocation	Value area	Greenfield/ brownfield	Dwellings	Typology(s)
Land to the South of Littleham (Exmo_17) – 410 dwellings, 1.6ha employment , community uses and SANGS	VA 3	GF	410	Res7a
Littleham Fields (Exmo_08 and Exmo_16 combined) – 45 dwellings	VA 3	GF	45	Res4a
Land at Douglas Gardens (Exmo_06) – 44 dwellings	VA 3	GF	44	Res4a
Exmouth town centre Police Station (Exmo_50) – 20 dwellings and reprovision of police station	VA 3	BF	20	Res3d
Land east of Lyme Road (Axmi_22) – 100 dwellings including section of relief road	VA 5	GF	100	Res5a
Prestaller Farm, Beavor Lane (Part of GH/ED/80) – 225 dwellings with community hub and section of relief road	VA 5	GF	225	Res6a
Land west of Chard Road (GH/ED/83) – 140 dwellings and 0.8ha employment	VA 5	GF	140	Res6a
Land east of Musbury Road (Axmi_02, Axmi_08 and Axmi_09) - 438 dwellings, 1.6ha employment and community hall	VA 5	GF	438	Res7a
Land at Axminster Carpets (Axmi_07) – 50 dwellings plus employment uses	VA 5	BF	50	Res4d
Scott Rowe Building, Axminster Hospital, Chard Road (Axmi_10) – 10 dwellings	VA 5	BF	10	Res3b
Land at Lea Combe, Field End (Axmi_12) – 9 dwellings	VA 5	GF	9	Res2a
Land east of Lyme Close (Part of Axmi_11c) – 50 dwellings and 0.4ha employment	VA 5	GF	50	Res4a
Chard Road, Axminster (Axmi_17 Land at Millwey) – 19 dwellings	VA 5	GF	19	Res3a
Millwey Garages, St Andrews Drive (Axmi_18) – 6 dwellings	VA 5	BF	6	Res2b
Websters Garage, 9 Lyme Street (Axmi_23) – 10 dwellings as part of mixed use development	VA 5	BF	10	Res3b
Land west of Prestaller Farm, Beavor Lane (Axmi_24) – 29 dwellings	VA 5	GF	29	Res4a
Land west of Hayne Lane (Gitti_03, Gitti_04 and Gitti_05) – 310 dwellings and 1.16ha employment with community facilities	VA 3	GF	310	Res7a
Former Millwater School at Bottom Road (Honi_06) – 30 dwellings	VA 3	BF	30	Res4d
Land adjacent to St Michaels Church and south east of Cuckoo Down Lane (Honi_07and Honi_12)- 101 dwellings	VA 3	GF	101	Res5a
Land at Ottery Moor Lane (Honi_10) – 21 dwellings	VA 3	GF	21	Res3a
Land at Middle Hill, Church Hill (Honi_13) – 10 dwellings	VA 3	GF	10	Res3a
Land at Kings Road (Honi_18) – 136 dwellings	VA 3	GF	136	Res6a
Land south of Northcote Hill – north of the railway (GH/ED/39a) – 100 dwellings	VA 3	GF	100	Res5a
Barrack Farm (Otry_01b) – 70 dwellings and 1.25ha employment	VA 3	GF	70	Res5a
Land at Thorne Farm (Otry_09) – 90 dwellings and space for an education facility	VA 3	GF	90	Res5a
Land at Salston Barton (Otry_10) – 20 dwellings	VA 3	GF	20	Res3a
Land at Bylands, Slade Road (Otry_15) – 8 dwellings	VA 3	GF	8	Res2a
Land south of Strawberry Lane (GH/ED/27) – 60 dwellings	VA 3	GF	60	Res5a
Gerway Farm (Otry_21) – 70 dwellings	VA 3	GF	70	Res5a
Land at Barnards Hill Lane (Seat_02) – 40 dwellings with SAC mitigation	VA 3	GF	40	Res4a
Land to the south of Harepath Hill (Seat_03) – 75 dwellings with SAC mitigation and with _05 football pitch	VA 3	GF	75	Res5a

Proposed allocation	Value area	Greenfield/ brownfield	Dwellings	Typology(s)
Land off Harepath Road (Seat_05) – 130 dwellings and 2.2ha employment, with SAC mitigation and with _03 football pitch	VA 3	GF	130	Res6a
Land west of Axeview Road (Seat_13a) - 39 dwellings	VA 3	GF	39	Res4a
Land south-west of Woolbrook Road (Sidm_01) – 127 dwellings with SAC mitigation	VA 1	GF	127	Res6a
Land west of Two Bridges Road, Sidford (Sidm_06) – 30 dwellings with SAC mitigation	VA 1	GF	30	Res4a
Land east of Burscombe Lane / west of Windsor Mead (Sidm_31) – 15 dwellings with SAC mitigation	VA 1	GF	15	Res3a
Area Brcl_12 -100 dwellings and 0.6ha employment	VA 2	GF	100	Res5a
Area Brcl_29 – 24 dwellings	VA 2	GF	24	Res4a
Land at Barn Lane, Knowle, Budleigh Salterton (Budl_02) – 35 dwellings	VA 1	GF	35	Res4a
Land at Hillhead (Coly_02) – 49 dwellings with SAC mitigation	VA 3	GF	49	Res4a
Land adjacent to the Peace Memorial Playing Fields (Coly_06) – 12 dwellings with SAC mitigation	VA 3	GF	12	Res3a
Lymp_01 - Little Paddocks, 22 Underhill Crescent, Lympstone- 8 dwellings	VA 3	GF	8	Res2a
GH/ED/72a - Land at Meeting Lane, Lympstone – 42 dwellings	VA 3	GF	42	Res4a
GH/ED/73 - Land north west of Strawberry Hill, Lympstone – 46 dwellings with orchard/POS reinstatement	VA 3	GF	46	Res4a
Land to rear of Orchard House, Globe Hill, Woodbury (Wood_06) – 30 dwellings	VA 3	GF	30	Res4a
Land Off Globe Hill, Woodbury (Wood_09) – 28 dwellings with POS	VA 3	GF	28	Res4a
Land at Gilbrook (Wood_10) – 60 dwellings with tree planting	VA 3	GF	60	Res5a
Land south of Broadway (Wood_16) - 70 dwellings	VA 3	GF	70	Res5a
Land east of Town Lane (Wood_20) – 28 dwellings	VA 3	GF	28	Res4a
Land opposite the Village Hall (Brhe_09) – 10 dwellings	VA 3	GF	10	Res3a
Char_04a - Land off Green Lane, Chardstock – 30 dwellings	VA 3	GF	30	Res3a
Development at Clyst St Mary – 72 dwellings through the Neighbourhood Plan	VA 3	GF	72	Res5a
Broomfields, Dunkeswell (Dunk_05) – 43 dwellings	VA 3	GF	43	Res4a
Land off Frogmore Road (Ebud_01) – 22 dwellings with overhead wires underground	VA 3	GF	22	Res3a
Land west of Oaklands (Wood_01) – 14 dwellings	VA 3	GF	14	Res3a
Land north and east of Exton Farm (Wood_28) – 39 dwellings with cycle crossing tree planting and mitigation of existing flood issues	VA 3	GF	39	Res4a
Feni_05 - Land at Burlands Mead – 42 dwellings	VA 3	GF	42	Res4a
Feni_08 - Land adjacent to Beechwood – 60 dwellings	VA 3	GF	60	Res5a
Norton Store, Hawkchurch (Hawk_01) – 12 dwellings and 0.25ha employment, with location for village shop and parking	VA 3	GF	12	Res3a
Land east of George Lane (Kilm_09b) – 23 homes with A35 buffer	VA 3	GF	23	Res4a
Land to the west and south west of the Old Inn (Kilm_10) – 5 dwellings	VA 3	GF	5	Res1a
Land at Baxter's Farm (Musb_01a) – 15 dwellings with 0.15ha employment	VA 3	GF	15	Res3a
Land to the West of Badger Close (Newt_04) – 28 dwellings with	VA 3	GF	28	Res4a

Proposed allocation	Value area	Greenfield/brownfield	Dwellings	Typology(s)
footpaths made good				
Land to the east of Exmouth Road (Newt_05) – 27 dwellings with footpaths made good	VA 3	GF	27	Res4a
Land north of Behind Hayes (Otto_01) – 10 dwellings and POS	VA 3	GF	10	Res3a
Land adjacent to Markers Park (Payh_03a) – 15 dwellings	VA 3	GF	15	Res3a
Land north of the School (Plym_03) - 30 dwellings	VA 3	GF	30	Res4a
Land south of Furzehill (Sidm_34) – 43 dwellings plus section of multi-use path plus SAC mitigation	VA 3	GF	43	Res4a
Land South of Otter Close (Otry_04) – 5 self-build dwellings	VA 3	GF	5	Res1a
Land adjoining Wind Mill Lane (West_04) – 34 dwellings	VA 3	GF	34	Res4a
Land north and east of Eastfield (West_18) – 30 dwellings	VA 3	GF	30	Res4a
Land at Station Road (Whim_11) – 33 dwellings	VA 3	GF	33	Res4a
Land west of Bramley Gardens (Whim_08a) – 50 dwellings plus community orchard	VA 3	GF	50	Res4a

Table 6.2 Planned delivery (dwellings) by value area and typology

Typology	VA 1 Budleigh Salterton & Sidmouth/Sidford dwellings	VA 2 Exeter NE & Tithebarn dwellings	VA 3 Exmouth, Honiton, Ottery, Seaton & rural dwellings	VA 5 Axminster dwellings	Total dwellings
Res1a			10		10
Res2a			16	9	25
Res2b				6	6
Res3a	15		218	19	252
Res3b				20	20
Res3d			20		20
Res4a	65	24	863	79	1031
Res4d			30	50	80
Res5a		100	987	100	1,187
Res6a	127		266	365	758
Res7a			720	438	1158
Res8a			700		700
Total	207	124	3830	1086	5,247

6.6 The generic typology viability testing results detailed in Chapter 5 show that:

- The relevant typologies in VA1 are Res3a, Res4a and Res6a. All of these are viable with 35% affordable housing across all BLVs.
- The relevant typologies in VA2 are Res4a and Res5a. Both of these are viable with 35% affordable housing across all BLVs.
- All typologies bar Res2b and Res3b are relevant in VA3, which is where the majority of development is planned to take place. All are viable with 35% affordable housing although

Res3d is only viable at the lower BLV and Res4d is not viable at the higher BLV. However, as allocations are only required to provide 30% affordable housing in VA3 the viability for allocations is strengthened significantly.

- All typologies bar Res1a and Res3d are relevant in VA5, which is the second most important value area in terms of the number of dwellings planned for. Not all of the typologies are viable – Res2a is marginally unviable (even though it is below the affordable housing threshold); RES3a and Res3b are not viable; Res4a is viable, especially if affordable rent is used for the rented affordable component; Res4d is not viable; Res5a is viable, especially if affordable rent is used for the rented affordable component; Res6a and Res7a are both viable.

6.7 Overall, it can be seen the majority of development planned for in the new Local Plan is viable. However, some of the development proposed in Axminster is not viable as tested. The dwellings affected amount to 98, which is 9% of those planned for in this value area and 2% of the allocation dwellings across East Devon. On these smaller greenfield sites and brownfield sites to maintain 25% affordable housing will require a tenure change, switching social rent to affordable rent and/or a change in the provision from developer built affordable housing to the provision of equivalent (serviced) land for a registered provider to build their own affordable housing. Also of note is that benchmark land values in VA5 would have to be at a minimum in terms of premium over the existing use.

Is development able to support specific policies for the allocations?

- 6.8** The policy review discussion in Chapter 2 of this report notes that there is a range of policies relating to the development proposed for specific locations and allocations in East Devon and these set out in broad terms where the development may include or contribute to local supporting infrastructure. Discussion with Council staff and site promoters suggest that the requirements in the policies are anticipated to be modest and are not expected to jeopardise development in any of the allocations. The testing results in Chapter 5 set out the viability headroom that may be available to pay for these policy requirements, and in most cases, there is a significant viability headroom that can be used. In addition, we would expect that where policies affect sites, land value would adjust (as required in PPG).
- 6.9** It is clear that viability is weaker in Axminster and that some of the allocations may be unviable as tested although this affects only a minority of the dwellings proposed. In order for these unviable allocations to proceed there may be some adjustment to land value or developer return to enable the schemes to proceed – or a well-designed scheme focussed on the local market may be able to achieve higher values than those tested here. Flexibility about affordable housing tenure will strengthen viability. Some of the allocation policy requirements reference a possible future relief road although it is understood from the Council that this is unlikely to proceed in the foreseeable future and that the requirement will require a suitable layout instead.

6.10 The proposed review of CIL rates after the Local Plan process will give the Council the opportunity to extend the lower CIL rate for Strategic Sites to the allocations proposed in this new plan. If this is undertaken, the viability will be further strengthened.

Other development

6.11 The viability testing indicates that in addition to the allocations, other non-allocated development is viable. The main exceptions to this are flatted development and older persons housing in all but the highest value locations. However, the plan does not specifically rely on these types of development.

Appendix A National policy and guidance

- i. **National framework** - The National Planning Policy Framework (NPPF) recognises the importance of positive and aspirational planning but states that this should be done 'in a way that is aspirational but deliverable'²⁹.
- ii. The NPPF advises that cumulative effects of policy should not combine to render plans unviable:

*'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.'*³⁰

- iii. The government has signalled its desire to simplify the planning process, including development contributions. The NPPF advises that:

*'All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'*³¹

- iv. In terms of affordable homes the government has reiterated previous policy on affordable homes thresholds and a desire to increase affordable home products that can potentially lead to home ownership:

*'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount'*³²

*'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.'*³³

- v. With regard to non-residential development, the NPPF states that local planning authorities should:

²⁹ DLUHC, 2023 NPPF Para 16

³⁰ DLUHC, 2023 NPPF Para 34

³¹ DLUHC, 2023 NPPF Para 58

³² DLUHC, 2023 NPPF Para 65

³³ DLUHC, 2023 NPPF Para 66

*'set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...local policies for economic development and regeneration...seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment...be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.'*¹³⁴

- vi. However, the NPPF does not state that all sites must be viable now in order to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs and that overall, Local Plan policies should not undermine the deliverability of the plan³⁵. It is important to recognise that economic viability will be subject to economic and market variations over the local plan timescale. In a free market, where development is largely undertaken by the private sector, the local planning authority can seek to provide suitable sites to meet the needs of sustainable development. It is not within the local planning authority's control to ensure delivery actually takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable now or developable in the future, we have taken account of the local context to help shape our viability assumptions.
- vii. **Written Ministerial Statements - Local Energy Efficiency Standards Update** (13 December 2023) recognises that for a number of years, the plans of some local authorities have sought to go further than national standards for energy efficiency. The WMS states that the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations unless they have a well-reasoned and robustly costed rationale that ensures development remains viable and that any additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate calculated using a specified version of the Standard Assessment Procedure.
- viii. **Planning Practice Guidance** - Planning Practice Guidance³⁶ (PPG) provides further detail about how the NPPF should be applied. PPG contains general principles for understanding viability (also relevant to CIL viability testing). The approach taken reflects the latest version of PPG. In order to understand viability, a realistic understanding of the costs and the value of development is required and direct engagement with development sector may be helpful³⁷. Evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability, with further detail for strategic sites that provide a significant proportion of planned supply³⁸.

³⁴ DLUHC, 2023 NPPF, para 86

³⁵ DLUHC, 2023 NPPF Para 34

³⁶ DLUHC, Planning Practice Guidance

³⁷ PPG Paragraph: 010 Reference ID: 10-010-20180724

³⁸ PPG Paragraph: 005 Reference ID: 10-004-20180724

ix. All development costs should be taken into account, including within setting of benchmark land values, in particular para 014 within the PPG Viability section states that:

'Costs include:

- build costs based on appropriate data, for example that of the Building Cost Information Service
 - abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value
 - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
 - the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act), and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
 - general finance costs including those incurred through loans
 - professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
 - explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.'
- x. Land values³⁹ should be defined using a benchmark land value that is established on the basis of Existing Use Value plus a premium for the landowner. The premium should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The benchmark should reflect the implications of abnormal costs, site specific infrastructure and fees. It can be informed by market evidence including current costs and values but that this should be based on development that is compliant with policies, where evidence is not available adjustments should be made to reflect policy compliance.
- xi. PPG states that developer return should be 15 - 20% of gross development value and that a lower figure may be more appropriate for affordable homes delivery⁴⁰.
- xii. **Community Infrastructure Levy (CIL)** - CIL is payable on development which creates net additional floor space, where the gross internal area of new build exceeds 100 square metres (this limit does not apply to new houses or flats)⁴¹. Custom & self-build is exempt,

³⁹ PPG Paragraph: 013 Reference ID: 10-013-20190509 and 014 Reference ID: 10-014-20190509

⁴⁰ PPG Paragraph: 018 Reference ID: 10-018-20190509

⁴¹ PPG Paragraph: 001 Reference ID: 25-001-20190901

along with affordable homes, charitable development, buildings into which people do not normally go and vacant buildings brought back into the same use⁴².

- xiii. CIL rates should be set so that they strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments⁴³.
- xiv. For the purposes of CIL, a charging authority should use an area-based approach, involving a broad test of viability across their area. This should use appropriate available evidence, recognising that the available data is unlikely to be fully comprehensive. A sample of site types should be used, however more fine-grained sampling may be required where differential CIL rates are set. Rates should be reasonable and include a buffer, but there is no requirement for a proposed rate to exactly mirror the evidence⁴⁴.
- xv. Differential rates may be set in relation to geography, development type and/or scale. However undue complexity and disproportionate impact should be avoided. The charging authority should consider a zero CIL where plan policies require significant contributions towards homes or infrastructure through planning obligations⁴⁵. In addition, higher rates should not be charged for minor developments without affordable housing⁴⁶. The guidance for testing viability for plan-making and for setting CIL rates is closely aligned and so testing both together follows the same approach and can use common assumptions.
- xvi. **Other guidance on viability testing for development** - Guidance has been published to assist practitioners in undertaking viability studies for policy making purposes - "*Viability Testing Local Plans - Advice for planning practitioners*"⁴⁷. The foreword to the Advice for planning practitioners includes support from DHCLG, the LGA, the HBF, PINS and POS. PINS and the POS⁴⁸ state that:

'The Planning Inspectorate and Planning Officers Society welcome this advice on viability testing of Local Plans. The use of this approach will help enable local authorities to meet their obligations under NPPF when their plan is examined'

- xvii. The approach to viability testing adopted for this study follows the principles set out in the Advice. The Advice re-iterates that:

'The approach to assessing plan viability should recognise that it can only provide high level assurance'

⁴² PPG Paragraph: 005 Reference ID: 25-005-20201116

⁴³ PPG Paragraph: 010 Reference ID: 25-010-20190901

⁴⁴ PPG Paragraph: 020 Reference ID: 25-020-20190901

⁴⁵ PPG Paragraph: 026 Reference ID: 25-026-20190901

⁴⁶ PPG Paragraph: 024 Reference ID: 25-024-20240219

⁴⁷ The guide was published in June 2012 and is the work of the Local Housing Delivery Group, chaired by Sir John Harman, which is a cross-industry group, supported by the Local Government Association and the Home Builders Federation

⁴⁸ Acronyms for the following organisations - Department of Communities and Local Government, LGA Environment and Housing Board, Home Builders Federation, Planning Inspectorate, Planning Officers Society

xviii. The Advice also comments on how viability testing should deal with potential future changes in market conditions and other costs and values and states that:

'The most straightforward way to assess plan policies for the first five years is to work on the basis of current costs and values'. (page 26)

xix. But that:

'The one exception to the use of current costs and current values should be recognition of significant national regulatory changes to be implemented.....' (page 26)

xx. Principles of viability testing

xxi. The Advice for planning practitioners⁴⁹ summarises viability as follows:

xxii. 'An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.' (page 14)

xxiii. Reflecting this definition of viability, and as specifically recommended by the Advice for planning practitioners, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less the costs of undertaking the development. The residual value is then available to pay for the land. The value of the scheme includes both the value of the market homes and affordable homes (and other non-residential values). Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer. Scheme costs also include planning obligations (including affordable homes, direct s106 costs) and the greater the planning obligations, the less will be the residual value.

xxiv. The residual value of a scheme is then compared with a benchmark land value. If the residual value is less than the benchmark value, then the scheme is less likely to be brought forward for development and is considered unviable for testing purposes. If the residual value exceeds the benchmark, then it can be considered viable in terms of policy testing.

xxv. PPG paragraph 012 - 015 sets out that benchmark land values should be based on the current use value of a site plus an appropriate site premium in most cases. The principle of this approach is that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. The benchmark land values used in this study are based on the principle of 'Existing Use Value Plus' which is considered further in other parts of this report.

⁴⁹ Local Housing Delivery Group, 2012, Viability Testing Local Plans - Advice for planning practitioners

- xxvi. Note the approach to Local Plan level viability (or CIL) assessment does not require all sites in the plan to be viable. The Harman Report says that a site typologies approach (i.e. assessing a range of example development sites likely to come forward) to understanding plan viability is sensible, a view echoed in CIL guidance. Viability '*...is to provide high level assurance that the policies with the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan*'.

Appendix B Local policy review

Policy	Requirement	Viability implications
Strategic Policy SP01: Spatial Strategy	Sets out sustainable locations for new development in East Devon	-
Strategic Policy SP02: Levels of future housing development	Quantum of housing development planned	-
Strategic Policy SP03: Housing Requirement by Designated Neighbourhood Area	Quantum of housing development planned for specific neighbourhoods	-
Strategic Policy SP04: Employment Provision and Distribution Strategy	Quantum of employment sites and broad location	-
Strategic Policy SP05: Development inside Settlement Boundaries	Support for development within settlement boundaries	-
Strategic Policy SP06: Development beyond Settlement Boundaries	Conditions for development outside settlement boundaries	-
Strategic Policy SP 07: Delivery of infrastructure	Development will provide or contribute towards necessary infrastructure improvements	S106/CIL allowances in viability testing
Strategic Policy WS01: Development of a second new town east of Exeter	Development of a new town in East Devon	Subject to separate viability assessment
Strategic Policy WS02: Development within the Enterprise Zone	Support for employment development in the Enterprise Zone and need to connect to the district heat network	-
Strategic Policy WS03: Exeter Science Park	Support for specific types of employment development in the Science Park	-
Strategic Policy WS04: Land north of the Science Park (Brcl_23)	Support for mixed use development North of the Science Park	-
Strategic Policy WS05: Exeter International Airport and its future operation and development	Support for specific types of employment development at Exeter Airport	-

Policy	Requirement	Viability implications
Strategic Policy WS06: Employment land to the east of the airport buildings (Site GH/ED/43, GH/ED/45 and Rock_09a)	Allocation for specific types of employment development to the east of Exeter Airport	-
Strategic Policy WS07: Employment land north of the Airport, adjoining Treasbeare (Clho_09)	Allocation for employment development to the north of Exeter Airport, with associated infrastructure	-
Strategic Policy WS08: Employment land opposite the airport buildings, south of the A30 (site Farr_01)	Allocation for small business units employment development to the north of Exeter Airport, with associated infrastructure	-
Strategic Policy WS09: Clyst Valley Regional Park (Green and Blue Infrastructure)	Allocation for strategic greenspace, with contributions from major development	S106/CIL allowances in viability testing
Strategic Policy WS10: Development next to the M5 and north of Topsham	Allocation for residential-led development with associated infrastructure (to be jointly considered with neighbouring development in the Exeter City Council Area)	Viability testing includes assessment of viability headroom to meet additional costs
Strategic Policy WS11: Gypsy and traveller site east of the M5 and south of the Exeter-Waterloo line	Allocation for Gypsy and Traveller site	-
Strategic Policy WS12: Employment land at Sandygate, between the M5 and Clyst Road (site Clge_07)	Allocation to extend existing employment location, with associated infrastructure	-
Strategic Policy WS13: Employment land at Lodge Trading Estate, Station Road, Broadclyst (site Brcl_27a)	Allocation for employment development, with associated infrastructure	-
Strategic Policy WS14: Employment land south of Langdon's Business Park, Clyst St Mary (site Sowt_15a)	Allocation for employment development, with associated infrastructure	-

Policy	Requirement	Viability implications
Strategic Policy WS15: Employment land at Darts Farm (site Clge_23a and Clge_25a)	Allocation for employment development, with associated infrastructure	-
Strategic Policy SD01: Exmouth and its future development	<p>Allocations for Exmouth:</p> <ul style="list-style-type: none"> • Land to the South of Courtlands Lane (Exmo_23) – 12 dwellings • Land at Courtlands Cross (Lymp_07) 100 dwellings and 0.4ha employment land • Land west of Hulham Road (Exmo_47) – 15 dwellings • Land at Coles Field Hulham Road (Lymp_14) – 59 dwellings • Land at Marley Drive (Exmo_04a) – 50 dwellings • Land at St John's (Exmo_20) – 700 dwellings with 2ha employment land, social/community facilities, cemetery space and SANGS • Land directly to the East of Liverton Business Park (Exmo_18) - 2.7ha extension to the existing business park • Land to the South of Littleham (Exmo_17) – 410 dwellings, 1.6ha employment, community uses and SANGS • Littleham Fields (Exmo_08 and Exmo_16 combined) – 45 dwellings • Land at Douglas Gardens (Exmo_06) – 44 dwellings • Exmouth town centre Police Station (Exmo_50) – 20 dwellings and reprovision of police station 	Viability testing used to explore viability headroom available for meeting policy requirements

Policy	Requirement	Viability implications
Strategic Policy SD02: Axminster and its future development	<p>Allocations for Axminster:</p> <ul style="list-style-type: none"> • Land east of Lyme Road (Axmi_22) – 100 dwellings including section of relief road • Prestaller Farm, Beavor Lane (Part of GH/ED/80) – 225 dwellings with community hub and section of relief road • Land west of Chard Road (GH/ED/83) – 140 dwellings and 0.8ha employment • Land west of Musbury Road (Axmi_01a) – 2ha employment land • Land east of Musbury Road (Axmi_02, Axmi_08 and Axmi_09) - 438 dwellings, 1.6ha employment and community facility • Land at Axminster Carpets (Axmi_07) – 50 dwellings plus employment uses • Scott Rowe Building, Axminster Hospital, Chard Road (Axmi_10) – 10 dwellings • Land at Lea Combe, Field End (Axmi_12) – 9 dwellings • Land east of Lyme Close (Part of Axmi_11c) – 50 dwellings and 0.4ha employment • Chard Road, Axminster (Axmi_17 Land at Millwey) – 19 dwellings • Millwey Garages, St Andrews Drive (Axmi_18) – 6 dwellings • Websters Garage, 9 Lyme Street (Axmi_23) – 10 dwellings as part of mixed use development • Land west of Prestaller Farm, Beavor Lane (Axmi_24) – 29 dwellings 	Viability testing used to explore viability headroom available for meeting policy requirements

Policy	Requirement	Viability implications
Strategic Policy SD03 – Honiton and its future development	<p>Allocations for Honiton:</p> <p>Land west of Hayne Lane (Gitti_03, Gitti_04 and Gitti_05) – 310 dwellings and 1.16ha employment with community facilities</p> <p>Former Millwater School at Bottom Road (Honi_06) – 30 dwellings</p> <p>Land adjacent to St Michaels Church and south east of Cuckoo Down Lane (Honi_07 and Honi_12)- 101 dwellings</p> <p>Land at Ottery Moor Lane (Honi_10) – 21 dwellings</p> <p>Land at Middle Hill, Church Hill (Honi_13) – 10 dwellings</p> <p>Land at Hurlakes, Northcote Hill (Honi_14) – 30 dwellings</p> <p>Land at Kings Road (Honi_18) – 136 dwellings</p> <p>Land south of Northcote Hill – north of the railway (GH/ED/39a) – 100 dwellings</p> <p>Land south of Northcote Hill – south of the railway (GH/ED/39b) – 100 dwellings</p> <p>Employment Land within the Existing Heathpark Industrial Estate – 3.3ha employment</p>	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD04 – Ottery St Mary and its future development	<p>Allocations for Ottery St Mary:</p> <p>Barrack Farm (Otry_01b) – 70 dwellings and 1.25ha employment</p> <p>Land at Thorne Farm (Otry_09) – 90 dwellings and space for an education facility</p> <p>Land at Salston Barton (Otry_10) – 20 dwellings</p> <p>Land at Bylands, Slade Road (Otry_15) – 8 dwellings</p> <p>Land south of Strawberry Lane (GH/ED/27) – 60 dwellings</p> <p>Gerway Farm (Otry_21) – 70 dwellings</p>	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD05: Seaton and its future development	<p>Allocations for Seaton:</p> <p>Land at Barnards Hill Lane (Seat_02) – 40 dwellings with SAC mitigation</p> <p>Land to the south of Harepath Hill (Seat_03) – 75 dwellings with SAC mitigation and with _05 football pitch</p> <p>Land off Harepath Road (Seat_05) – 130 dwellings and 2.2ha employment, with SAC mitigation and with _03 football pitch</p> <p>Land west of Axeview Road (Seat_13a) – 39 dwellings</p>	Viability testing used to explore viability headroom available for meeting policy requirements

Policy	Requirement	Viability implications
Strategic Policy SD06: Sidmouth and its future development	Allocations for Sidmouth: Land south-west of Woolbrook Road (Sidm_01) – 127 dwellings with SAC mitigation Land west of Two Bridges Road, Sidford (Sidm_06) – 30 dwellings with SAC mitigation Land east of Burscombe Lane / west of Windsor Mead (Sidm_31) – 15 dwellings with SAC mitigation	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD07: Development at Broadclyst	Allocations for Broadclyst: Area Brcl_12 -100 dwellings and 0.6ha employment Area Brcl_29 – 24 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD08: Development at Budleigh Salterton	Allocations for Budleigh: Land at Barn Lane, Knowle, Budleigh Salterton (Budl_02) – 35 dwellings Budl_01 – Land south of Bedlands Lane and west of Dark Lane (Budl_01) – 50 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD09: Development at Colyton	Allocations for Colyton: Land at Hillhead (Coly_02) – 49 dwellings with SAC mitigation Land adjacent to the Peace Memorial Playing Fields (Coly_06) – 12 dwellings with SAC mitigation	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD10: Development at Lypstone	Allocations for Lypstone: Lymp_01 - Little Paddocks, 22 Underhill Crescent, Lypstone- 8 dwellings GH/ED/72a - Land at Meeting Lane, Lypstone – 42 dwellings GH/ED/73 - Land north west of Strawberry Hill, Lypstone – 46 dwellings with orchard/POS reinstatement	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD11: Development at Woodbury	Allocations for Woodbury: Land to rear of Orchard House, Globe Hill, Woodbury (Wood_06) – 30 dwellings Land Off Globe Hill, Woodbury (Wood_09) – 28 dwellings with POS Land at Gilbrook (Wood_10) – 60 dwellings with tree planting Land south of Broadway (Wood_16) - 70 dwellings Land east of Town Lane (Wood_20) – 28 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD12: Development at Broadhembury	Land opposite the Village Hall (Brhe_09) – 10 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements

Policy	Requirement	Viability implications
Strategic Policy SD13: Development at Chardstock	Char_04a - Land off Green Lane, Chardstock – 30 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD14: Development at Clyst St Mary	Development at Clyst St Mary – 72 dwellings through the Neighbourhood Plan	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD15: Development at Dunkeswell	Broomfields, Dunkeswell (Dunk_05) – 43 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD16: Development at East Budleigh	Land off Frogmore Road (Ebud_01) – 22 dwellings with overhead wires undergrounded	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD17: Development at Exton	Allocations for Exton: Land west of Oaklands (Wood_01) – 14 dwellings Land north and east of Exton Farm (Wood_28) – 39 dwellings with cycle crossing tree planting and mitigation of existing flood issues	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD18: Development at Feniton	Allocations for Feniton: Feni_05 - Land at Burlands Mead – 42 dwellings Feni_08 - Land adjacent to Beechwood – 60 dwellings Otry_20 - Land to the south east of Bridge Cottages – 4.64ha employment	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD19: Development at Hawkchurch	Norton Store, Hawkchurch (Hawk_01) – 12 dwellings and 0.25ha employment, with location for village shop and parking	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD20: Development at Kilmington	Allocations for Kilmington: Land east of George Lane (Kilm_09b) – 23 homes with A35 buffer Land to the west and south west of the Old Inn (Kilm_10) – 5 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD21: Development at Musbury	Land at Baxter's Farm (Musb_01a) – 15 dwellings with 0.15ha employment	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD22: Development at Newton Popleford	Allocations for Newton Popleford: Land to the West of Badger Close (Newt_04) – 28 dwellings with footpaths made good Land to the east of Exmouth Road (Newt_05) – 27 dwellings with footpaths made good	Viability testing used to explore viability headroom available for meeting policy requirements

Policy	Requirement	Viability implications
Strategic Policy SD23: Development at Otterton	Land north of Behind Hayes (Otto_01) – 10 dwellings and POS Land adjacent to the North Star (Otto_02) – 8 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD24: Development at Payhembury	Land adjacent to Markers Park (Payh_03a) – 15 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD25: Development at Plymtree	Land north of the School (Plym_03) - 30 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD26: Development at Sidbury	Land south of Furzehill (Sidm_34) – 43 dwellings plus section of multi-use path plus SAC mitigation	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD27: Development at Tipton St John	Land South of Otter Close (Otry_04) – 5 self-build dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy SD28: Development at West Hill	Land adjoining Wind Mill Lane (West_04) – 34 dwellings Land north and east of Eastfield (West_18) – 30 dwellings	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy: SD29: Development at Whimple	Land at Station Road (Whim_11) – 33 dwellings Land west of Bramley Gardens (Whim_08a) – 50 dwellings plus community orchard	Viability testing used to explore viability headroom available for meeting policy requirements
Strategic Policy – CC01: Climate Emergency	Delivering net-zero development	-
Strategic Policy – CC02: Net-Zero Carbon Development	Residential development to Future Homes Standard 2025. Major non-residential new development required to meet the latest BREEAM “Excellent” standard.	Test to Future Homes standard. Consider the impact of BREEAM Excellent on non-residential development
Strategic Policy CC03: Promoting low carbon and renewable energy	Support for low carbon and renewable energy generating and storage schemes	-
Strategic Policy CC04: Energy Storage	Support for electrical and other energy storage facilities	-

Policy	Requirement	Viability implications
Strategic Policy – CC05 Heat Networks	Connection to the existing heat network is expected for all major developments proposed within 1km of an existing heat network. Proposals above 1,200 homes or 10 ha of commercial floor space should be considered to create a new heat network.	Threshold is above typologies being tested.
Strategic Policy – CC06 Embodied carbon	Major development will be required to undertake an embodied carbon assessment.	Within professional fees
Strategic Policy FR 01: Flooding	Use of SuDS in line with Devon standard required.	Standard development cost.
Strategic Policy AR02: Water Efficiency	110 litres per person per day technical standard required for new housing	De minimis cost.
Policy AR03: Coastal Change Management Areas (CCMAs)	Restrictions on development in coastal management areas	-
Policy AR04: Relocation of uses affected by coastal change	Conditions for relocation due to coastal change	-
Strategic Policy AR05: Development affecting coastal erosion	Support for proposals to deliver sustainable coastal change management	-
Strategic Policy HN01: Housing to address needs	Housing proposals to contribute to sustainable mixed communities	-
Policy HN02: Affordable Housing	<p>35% AH split 65% social rent 35% for:</p> <ul style="list-style-type: none"> • Allocations in the West End • Any development in Sidmouth/Budleigh • Windfalls anywhere in East Devon <p>30% AH split 65% social rent 35% intermediate for:</p> <ul style="list-style-type: none"> • All other allocations except Axminster <p>25% AH with flexibility over tenure for development in Axminster</p> <p>20% AH at 20% discount for build to rent development (BtR).</p> <p>Separate arrangements for the second new town.</p>	<p>35% AH split 65% SR and 35% S/O tested in VA1, VA2 & VA3. 30% AH split 65% SR and 35% S/O tested in VA3</p> <p>25% AH with different tenure splits tested in VA5</p>
Policy HN03: Housing to meet the needs of older people	<p>Allocations for 50 to 199 dwellings will include 10% as specialist older person dwellings (Use Class C3).</p> <p>Allocations for 200+ dwellings will include 10% on-site as specialist older person dwellings as C3 dwellings or C2 equivalents</p>	Typologies 50+ dwellings include 10% bungalows.

Policy	Requirement	Viability implications
Policy HN04: Accessible and Adaptable Housing	100% of all new dwellings will meet building regulation M4 (2). 100% of new specialist accommodation for older people will meet regulation M4 (3) (2) (b) requirements (wheelchair accessible dwellings) where the local authority is responsible for allocating or nominating a person to live in a dwelling. At least 5% of all new affordable housing for rent will meet building regulation M4 (3) (2) (a) requirements (wheelchair adaptable). At least 5% of all new affordable housing for homeownership will meet regulation M4 (3) (2) requirements (a) or (b) (wheelchair user dwellings).	5% of affordable housing M4(3)a adaptable, rest of market and affordable housing to M4(2). OPH meets M4(3) as standard
Policy HN05: Self-Build and Custom Build Housing	5% of dwellings on sites of 20 homes or more, including all local plan housing and mixed-use allocations, must be delivered as serviced custom and self- build plots. On sites of over 250 dwellings, a proportion of plots must be made available for affordable housing.	5% CSB on 20+ dwgs typologies.
Policy – HN06: Residential Sub-division of Existing Dwellings and Buildings and Replacement of Existing Dwellings	Criteria for subdivision/replacement dwellings	-
Policy – HN07: Householder Annexes, Extensions, Alterations and Outbuildings	Criteria for annexes, extensions, alterations, and outbuildings	-
Policy – HN08: Hostels and Houses in Multiple Occupation (HMOs)	Criteria for hostels and HMOs	-
Strategic Policy HN09: Gypsy and traveller sites New Sites	Criteria for gypsy, travellers or travelling show people sites	-
Policy HN10: Rural Exception Sites and First Homes Exception Sites	Minimum of 66% affordable housing.	RES typology with 66% AH.
Policy – HN11: Housing for rural workers	Criteria for rural worker housing	-

Policy	Requirement	Viability implications
Policy SE01: Employment development within settlement boundaries	Criteria for employment development	-
Policy SE02: Employment development in the countryside	Criteria for rural employment development	-
Policy SE03: Farm Diversification	Criteria for farm diversification	-
Policy SE04: Resisting the loss of Employment sites	Protection for employment sites	-
Policy SE05: Employment and Skills Statements	Requirement for employment and skills plans	-
Strategic Policy SE06: Town centre hierarchy	Priority for tier 1 and 2 settlement town centres, and central areas for tier 3 and 4 settlements	-
Policy SE07: Town Centre development, sequential approach and impact assessment	Sequential test for town centre uses	-
Policy SE08: Local shops and services	Support and protection for local shops and services	-
Policy SE09: Rural shops outside of towns and villages	Criteria for development of new rural shops	-
Policy SE10: Sustainable Tourism	Criteria for new tourism development and protections for visitor accommodation	-
Policy – SE11: Holiday Accommodation Parks in designated landscapes	Criteria for new visitor accommodation in sensitive landscape areas	-
Policy DS01: Design and Local Distinctiveness	NDSS standards.	Dwelling sizes to NDSS standards
Policy – DS02: Housing Density and Efficient Use of Land	Requirement to optimise density	Testing includes typologies of different densities.
Policy – DS03: Display of Advertisements	Criteria for display of advertisements	-

Policy	Requirement	Viability implications
Policy DS 04 Green & Blue Infrastructure	Major development to meet the 5 Natural England Green Infrastructure Principles and follow the guidance set out in the Green Infrastructure Design Guide. Development to demonstrate how proposed Green and Blue Infrastructure will be managed and maintained.	Testing assumes green space will be the responsibility of a management company.
Strategic Policy TR01: Prioritising walking, wheeling, cycling, and public transport	Contributions to public transport services and delivery of mobility hubs.	S106 allowances in testing
Strategic Policy TR02: Protecting transport sites and routes	Protection for identified routes	-
Policy TR03: Travel Plans, Transport Statements, Transport Assessments	Requirement for a travel plan where significant traffic generation is likely.	-
Policy TR04: Parking standards	Average of 1.7 spaces per dwelling (rounded up), and requirements for EV charging.	Within normal range of provision. EV charger allowances included in testing.
Policy TR05: Aerodrome Safeguarded Areas and Public Safety Zones	Protection for Exeter airport	-
Strategic policy TR06: Digital Connectivity	Requirement for superfast broadband and ducting to allow more than one provider.	Costs met by service providers
Policy TR07: Wireless connectivity and telecoms infrastructure	Criteria for infrastructure	-
Policy OL01: Landscape Features	Protection for landscape features	-
Strategic Policy OL02: National Landscapes (Areas of Outstanding Natural Beauty)	Protection for National Landscapes	-
Strategic Policy OL03: Coastal Preservation Areas	Protection for Coastal Preservation Areas	-
Policy OL04: Areas of Strategic Visual Importance	Criteria for development in areas of visual importance	-
Policy – OL05: Green wedges	Protection for green wedges	-

Policy	Requirement	Viability implications
Policy – OL06: Land of Local Amenity Importance or Local Green Space	Criteria for development in areas of local amenity importance	-
Policy – OL08: Contaminated Land	Criteria for development on land affected by contamination	-
Policy – OL09: Potentially Hazardous Developments and Notifiable Installations	Criteria for development on land within a notified consultation zone around a hazardous installation	-
Policy – OL10: Control of Pollution	Requirements for control of pollution by or during developments	Standard requirement for development
Policy OL11: Development on High Quality Agricultural Land	Protection for the highest quality farmland	-
Policy – PB01: Protection of Internationally and Nationally important wildlife sites	Criteria for development affecting internationally and nationally designated sites	-
Policy PB02: Protection of Regionally and Locally important wildlife sites	Criteria for development affecting Regionally and Locally important wildlife sites, including mitigation	It is assumed that in the specific circumstances where a scheme affects wildlife sites, land values will adjust to meet the cost of mitigation
Policy – PB03: Protection of irreplaceable habitats and important features	Protection for irreplaceable habitats and features, including mitigation	It is assumed that in the specific circumstances where a scheme affects wildlife sites, land values will adjust to meet the cost of mitigation

Policy	Requirement	Viability implications
Policy PB04: Habitats Regulations Assessment	<p>All residential development schemes within a straight line 10 kilometres distance of any part of the European sites (Exe Estuary SPA and the East Devon Pebblebed Heaths SPA/SAC) will be required to provide mitigation.</p> <p>River Axe SAC catchment nutrient neutrality.</p> <p>Beer Cave SAC protection through restrictions on development that may affect bat foraging and commuting</p> <p>Vehicle emissions impacts on protected sites may block consent if thresholds of harm are exceeded</p>	<p>In East Devon, Habitat Regulation costs are primarily dealt with through CIL. £400/dwelling mitigation included for Exe Estuary SPA and the East Devon Pebblebed Heaths SPA/SAC.</p> <p>River Axe SAC nutrient mitigation of £2,000 per dwelling in VA5</p> <p>Emissions mitigation costs will be primarily dealt with through CIL.</p>
Policy PB05: Biodiversity Net Gain	Major development proposals will need to deliver BNG of at least 20%	Inclusion of costs for higher BNG
Strategic Policy – PB06: Local Nature Recovery Strategy and Nature Recovery Network	Support for proposals that enhance Nature Recovery Network features	-
Policy PB07: Ecological enhancement and biodiversity in the built environment	<p>Integrated bird boxes of one per dwelling.</p> <p>Integrated bat boxes.</p> <p>Integrated bat loft within all major planning applications.</p> <p>Gaps (13 cm x 13 cm) in the bases of garden fences.</p> <p>Overhanging eaves suitable for nesting house martins.</p> <p>+ other sundry ecological provision</p>	Costs assumed to be within BNG allowances.
Policy PB08: Tree, Hedges and Woodland on Development Sites	Replacement of trees lost to development.	Within standard landscaping costs (part of plot and site infrastructure allowances)
PB09 Monitoring requirements for new planting schemes	Planting scheme monitoring and annual inspection for 5 years, and measures to ensure proposed planting is delivered	Within standard landscaping costs (part of plot and site infrastructure allowances)
Policy – PB10: Protection and Enhancement of the Jurassic Coast World Heritage site	Criteria for development within the WHS	-
Policy – PB11: Protection of designated geological sites	Criteria for development on designated geological sites	-

Policy	Requirement	Viability implications
Policy – PB12: Regionally Important Geological and Geomorphological Sites	Protection and criteria for development on regionally important geological sites	-
Strategic Policy – OS01: Access to open space and recreation facilities	Overall requirement for new development to provide open space	-
Policy OS02: Land and buildings for sport, recreation and open space areas in association with development	<p>9 dwellings or less will not be required to provide any specific open space typologies on-site.</p> <p>10 – 49 dwellings will be required to provide 0.6ha/1,000 population amenity open space on-site.</p> <p>50 – 199 dwellings will be required to provide 0.6ha/1,000 population amenity open space, and 0.25ha/1,000 population children’s and youth play space on-site.</p> <p>200 + dwellings will be required to provide for 0.6ha/1,000 population amenity open space, and 0.25ha/1,000 population children’s and youth play space plus 4.73ha/1,000 population other open space/allotments</p> <p>1 bedroom = 1.5 persons 2-4 bedroom = 2.26 persons 5+ bedroom = 2.5 persons</p> <p>The need for new provision will be dependent on the availability of existing open space to meet need.</p>	Testing takes account of the open space standards
Policy – OS03: Location of facilities for sport and recreation, open spaces and allotments	Location criteria for new open space	-
Policy – OS04: New allotments and avoiding the loss of existing ones	Criteria for new allotments and protection for existing allotments	-
Policy – OS05: Leisure and recreation developments in the countryside	Criteria for new leisure and recreation developments	-
Strategic Policy – HE01: Historic Environment	Criteria for development affecting the historic environment	-
Strategic Policy – HE02: Listed buildings	Criteria for development affecting listed buildings	-
Strategic Policy – HE03: Conservation Areas	Principles for development in conservation areas	-

Policy	Requirement	Viability implications
Strategic Policy – HE04: Archaeology and Scheduled Monuments	Protection for Scheduled Monuments, designated or undesignated archaeological remains	-
Strategic Policy – HE05: Historic Landscapes, Parks and Gardens	Criteria for development affecting historic landscapes, parks and gardens	-
Policy – CF01: New or extended community facilities	Support and criteria for new social and community facilities	-
Policy – CF02: Loss of community facilities	Protection for social and community facilities	-

Appendix C 'Sold' residential values

Data from Land Registry and Environmental Performance Certificates (EPC) – 2Q 2019 to 1Q 2024

Date	HPI Adjusted Sale Price	Postcode	Type	Address	Sq. m	£/sq. m
Oct-20	£514,526	EX1 4AA	D	1, ANDREWS CLOSE	127	£4,051
May-22	£341,341	EX5 7HZ	D	1, APPLE WAY	91	£3,751
May-19	£305,337	EX1 3XJ	T	1, ARMLET ROW	66	£4,626
Mar-20	£575,986	EX1 3ZP	D	1, ARROW FIELD ROAD	175	£3,291
Dec-21	£337,269	EX5 7HD	D	1, BLINDWELL CRESCENT	86	£3,922
Nov-20	£371,074	EX1 3YU	S	1, BRIDGEMAN PLACE	83	£4,471
Nov-19	£551,238	EX1 3JA	D	1, BRIMLICOMBE MEADOW	172	£3,205
Nov-22	£446,099	EX1 3ZN	D	1, BRONZE DRIVE	109	£4,093
Nov-19	£374,565	EX1 3ZG	S	1, BUCKLE RISE	85	£4,407
Dec-21	£241,589	EX5 7GQ	T	1, BUZZARD WAY	65	£3,717
Feb-21	£311,385	EX1 3YT	S	1, CART LAND RISE	65	£4,791
Nov-21	£474,726	EX5 7GW	D	1, CHAFFINCH RISE	138	£3,440
Nov-22	£351,537	EX4 8RQ	S	1, CHALK STREET	95	£3,700
Nov-20	£358,705	EX1 3YD	S	1, CHAMBERS LANE	79	£4,541
Dec-22	£352,674	EX1 3BH	S	1, COAKER ROAD	82	£4,301
Apr-21	£320,088	EX24 6PU	T	1, COLY ROAD	98	£3,266
Dec-19	£425,567	EX12 2FR	T	1, CORMORANT CLOSE	89	£4,782
Apr-22	£488,174	EX1 4BA	D	1, CROUCHER CLOSE	117	£4,172
Dec-21	£256,605	EX5 7HP	T	1, CROWN MEAD	56	£4,582
Mar-22	£433,305	EX4 9AR	D	1, DAIRY GROVE	106	£4,088
Sep-21	£208,016	EX1 3XG	F	1, ELMORES WELL AVENUE	59	£3,526
Dec-20	£361,322	EX8 2FZ	D	1, ENGINEERS WAY	87	£4,153
Nov-20	£319,062	EX1 3YX	S	1, FARLEY GROVE	65	£4,909
Oct-20	£443,597	EX1 3GT	D	1, FERGUSON RISE	110	£4,033
Jun-20	£404,629	EX1 3YA	D	1, FLAY FIELD	91	£4,446
Jun-19	£470,370	EX8 4FA	D	1, FLORA CLOSE	114	£4,126
Aug-21	£415,965	EX1 3YZ	D	1, FORCHES ROW	94	£4,425
Mar-21	£449,237	EX1 3ZT	D	1, FORD WAY	114	£3,941
Mar-20	£327,458	EX1 3RR	T	1, GARLAND MEADOW	69	£4,746
May-21	£411,504	EX5 7GR	D	1, GOLDFINCH LANE	108	£3,810
Jun-19	£317,767	EX5 7GD	T	1, GREAT ORCHARD	87	£3,652
Apr-21	£433,023	EX13 5FW	D	1, GREEN LAWN WAY	123	£3,521
Nov-19	£363,732	EX14 3FR	D	1, HAMLETT CLOSE	88	£4,133
Sep-22	£384,256	EX12 2FS	S	1, HERON CRESCENT	89	£4,317
Jun-23	£650,042	EX14 3FU	D	1, HIGHER ASH CLOSE	179	£3,632
Jun-21	£366,571	EX14 3FS	D	1, HIGHER DOWN PARK	88	£4,166
Dec-20	£322,663	EX5 7HJ	S	1, HIGHER FIELD DRIVE	86	£3,752
Feb-21	£359,664	EX5 7HS	D	1, HOME CLOSE	91	£3,952
Oct-19	£286,636	EX14 3FQ	S	1, HOME MEAD	66	£4,343
Dec-20	£312,425	EX5 7JB	S	1, HORSEWELL ROAD	86	£3,633
Jun-21	£248,946	EX5 7HL	T	1, ISLAND AVENUE	56	£4,445
Jun-19	£398,752	EX5 7GN	T	1, KINGFISHER RISE	70	£5,696

Jul-22	£341,823	EX4 8RP	S	1, LIMESTONE DRIVE	95	£3,598
Jun-21	£227,908	EX5 7HU	T	1, LINHAY ROAD	50	£4,558
Dec-19	£317,592	EX5 7GE	T	1, LITTLE MEAD	87	£3,650
Dec-19	£473,803	EX1 3XQ	D	1, LITTLE MEADOW	128	£3,702
Jul-20	£323,765	EX1 3YB	S	1, LITTLEWORTH CLOSE	69	£4,692
Dec-22	£293,053	EX5 7JE	S	1, LONG PARK	79	£3,710
Apr-20	£392,288	EX14 3FX	D	1, LONGLANDS WAY	88	£4,458
Mar-22	£455,335	EX1 3ZA	D	1, LOWER COPPICE	117	£3,892
Mar-21	£332,954	EX5 7HQ	D	1, LOWER FURLONG CLOSE	86	£3,872
Nov-21	£352,036	EX14 3FT	D	1, LOWER GREEN WAY	84	£4,191
Jun-19	£324,947	EX5 7GF	D	1, LOWER RAY	88	£3,693
Oct-20	£494,089	EX1 3GQ	D	1, MANLEY MEADOW	121	£4,083
Mar-21	£448,013	EX1 4AG	D	1, MILLER GROVE	104	£4,308
Apr-22	£311,118	EX5 7GZ	T	1, MOWFIELD LANE	86	£3,618
Jun-19	£274,019	EX1 3UG	T	1, MURCH RISE	50	£5,480
May-19	£387,755	EX14 3FL	D	1, NETHER CLOSE	88	£4,406
Dec-22	£351,770	EX5 7HY	D	1, ORCHARD WAY	91	£3,866
Oct-21	£346,501	EX8 2GB	S	1, PARLOUR MEADOW	79	£4,386
Jun-22	£280,798	EX5 7HX	S	1, PEAR CLOSE	69	£4,070
Dec-19	£630,031	EX11 1FU	D	1, PIXIE WALK	148	£4,257
Dec-21	£354,419	EX5 7JA	D	1, PLUM CLOSE	91	£3,895
Oct-22	£313,584	EX5 7HN	D	1, POND CLOSE	86	£3,646
Feb-20	£522,415	EX12 2FZ	D	1, POTTERS WAY	147	£3,554
Mar-20	£404,384	EX1 3LQ	D	1, RANJAN PLACE	90	£4,493
Jul-20	£439,389	EX5 7GU	D	1, ROBIN LANE	108	£4,068
Dec-22	£383,664	EX1 3ZJ	D	1, ROUGEMONT DRIVE	94	£4,082
Nov-22	£540,501	EX1 4AE	D	1, SALTER GARDENS	131	£4,126
Mar-21	£307,200	EX24 6AH	S	1, SAXON MEADOW	82	£3,746
Dec-19	£208,870	EX5 7BW	F	1, SEVEN ACRES	64	£3,264
Dec-19	£473,803	EX1 3XW	D	1, SHARLANDS VIEW	128	£3,702
Jun-21	£266,477	EX8 2GA	T	1, SHIPPENS MEAD	63	£4,230
Sep-22	£406,194	EX14 1EZ	D	1, SILK DRIVE	114	£3,563
Jun-21	£303,797	EX14 1EL	S	1, SION CLOSE	79	£3,846
Jun-22	£408,332	EX1 3ZL	S	1, SLOE GARDENS	92	£4,438
Dec-19	£322,148	EX5 7BZ	S	1, SOUTH VIEW PASTURE	91	£3,540
Jun-21	£362,257	EX5 7GS	T	1, SPARROW DRIVE	119	£3,044
Sep-21	£309,230	EX1 4AQ	T	1, STEPHENS WAY	69	£4,482
Dec-20	£323,273	EX5 7HH	D	1, STONY AVENUE	86	£3,759
Mar-20	£475,813	EX1 3ZE	D	1, TREVISKER GARDENS	114	£4,174
Jun-20	£562,355	EX12 2FP	D	1, TURNSTONE AVENUE	123	£4,572
Aug-20	£337,751	EX13 5GX	T	1, WAGTAIL WALK	89	£3,795
Sep-21	£344,474	EX5 7HW	D	1, WATER LAKE AVENUE	88	£3,914
Feb-22	£393,394	EX1 4AD	D	1, WHITE CLOSE	97	£4,056
Jul-22	£424,037	EX1 4AF	D	1, WILLIS DRIVE	104	£4,077
Dec-22	£394,322	EX1 4AS	D	10, ALDRIDGE PLACE	88	£4,481
Dec-19	£480,205	EX1 3ZH	D	10, AMBER RISE	114	£4,212
Aug-22	£287,553	EX5 7HZ	T	10, APPLE WAY	69	£4,167
Jun-19	£584,898	EX1 3ZB	D	10, BARNADE VIEW	175	£3,342
Jul-19	£810,978	EX11 1GD	D	10, BARREL CLOSE	220	£3,686
Jul-22	£455,897	EX5 7HB	D	10, BARTON CLOSE	144	£3,166

Jun-21	£382,202	EX5 7HD	D	10, BLINDWELL CRESCENT	114	£3,353
Dec-22	£303,540	EX5 7JQ	S	10, BROAD PARK	79	£3,842
Jun-21	£336,530	EX5 7HE	D	10, BROADHAYES DRIVE	86	£3,913
Aug-19	£354,149	EX5 7GX	D	10, BUZZARD WAY	91	£3,892
Dec-20	£359,893	EX1 3YT	S	10, CART LAND RISE	81	£4,443
Jul-20	£429,022	EX1 3BH	S	10, COAKER ROAD	118	£3,636
Nov-22	£401,043	EX12 2FR	T	10, CORMORANT CLOSE	89	£4,506
May-21	£322,274	EX5 7HT	S	10, CORN CLOSE	82	£3,930
Mar-20	£324,189	EX13 5GU	S	10, COVERT CLOSE	78	£4,156
Feb-23	£394,913	EX13 5GW	D	10, CURLEW CLOSE	106	£3,726
Jun-21	£549,393	EX4 9AR	D	10, DAIRY GROVE	140	£3,924
Feb-22	£398,395	EX1 3YR	D	10, ELM PARK WAY	94	£4,238
Oct-19	£520,623	EX1 3XG	D	10, ELMORES WELL AVENUE	143	£3,641
Jan-21	£350,145	EX8 2FZ	S	10, ENGINEERS WAY	80	£4,377
Sep-20	£300,135	EX1 3YX	S	10, FARLEY GROVE	65	£4,617
Dec-20	£315,211	EX1 3YA	S	10, FLAY FIELD	69	£4,568
May-19	£581,722	EX1 3XN	D	10, FLINT FIELD WAY	158	£3,682
Nov-19	£443,576	EX8 4FA	D	10, FLORA CLOSE	114	£3,891
Dec-19	£269,312	EX1 3RR	T	10, GARLAND MEADOW	50	£5,386
Jun-19	£248,295	EX5 7GD	T	10, GREAT ORCHARD	56	£4,434
Jun-21	£632,871	EX4 9AP	D	10, GUERNSEY AVENUE	167	£3,790
Jun-19	£630,332	EX1 3GY	D	10, HANNIFORD GARDENS	171	£3,686
Apr-21	£310,741	EX5 7HJ	S	10, HIGHER FIELD DRIVE	80	£3,884
Dec-21	£287,674	EX5 7HL	T	10, ISLAND AVENUE	80	£3,596
Apr-21	£661,646	EX4 9AN	D	10, JERSEY ROAD	168	£3,938
Apr-20	£327,094	EX5 7GN	S	10, KINGFISHER RISE	85	£3,848
Oct-22	£360,016	EX1 4AZ	S	10, LANG HILL	79	£4,557
Aug-22	£273,262	EX4 8RP	T	10, LIMESTONE DRIVE	71	£3,849
Aug-21	£235,788	EX5 7HU	T	10, LINHAY ROAD	50	£4,716
Sep-21	£403,807	EX5 7GT	D	10, LINNET PARK	108	£3,739
Dec-19	£246,765	EX5 7GE	S	10, LITTLE MEAD	56	£4,407
Aug-20	£257,992	EX1 3YB	T	10, LITTLEWORTH CLOSE	50	£5,160
Oct-22	£397,147	EX14 3FX	S	10, LONGLANDS WAY	129	£3,079
Oct-21	£498,077	EX1 3ZA	D	10, LOWER COPPICE	132	£3,773
Dec-21	£296,304	EX5 7HQ	T	10, LOWER FURLONG CLOSE	80	£3,704
Dec-20	£432,130	EX1 3GQ	D	10, MANLEY MEADOW	104	£4,155
Oct-19	£351,033	EX14 3FE	T	10, MEADOW ACRE ROAD	99	£3,546
Jun-19	£596,634	EX8 3EG	S	10, MUDBANK LANE	129	£4,625
Jun-22	£287,887	EX14 1EP	T	10, OLD SHOW FIELD WAY	79	£3,644
Dec-21	£337,269	EX5 7JA	D	10, PLUM CLOSE	91	£3,706
Jul-22	£377,066	EX4 8RH	S	10, QUARRY HEIGHTS	106	£3,557
Mar-20	£381,902	EX1 3ZF	D	10, QUERN RISE	85	£4,493
Apr-22	£450,118	EX5 7GU	D	10, ROBIN LANE	138	£3,262
Oct-19	£533,168	EX12 2FY	D	10, ROGERS WAY	140	£3,808
May-19	£467,510	EX1 3GS	D	10, RUTLERY FIELD	110	£4,250
Feb-23	£775,908	EX1 4AE	D	10, SALTER GARDENS	162	£4,790
Dec-20	£136,232	EX24 6AH	F	10, SAXON MEADOW	47	£2,899
Jun-22	£338,972	EX8 2GA	S	10, SHIPPENS MEAD	79	£4,291
May-21	£420,247	EX14 1EL	D	10, SION CLOSE	107	£3,928

Aug-22	£531,381	EX1 3ZL	D	10, SLOE GARDENS	139	£3,823
Jun-21	£256,543	EX5 7HH	T	10, STONY AVENUE	56	£4,581
Jun-21	£408,644	EX5 7HW	D	10, WATER LAKE AVENUE	111	£3,681
May-22	£494,559	EX1 4AF	D	10, WILLIS DRIVE	120	£4,121
Jun-20	£475,222	EX1 3LL	D	10, WILLS LANE	116	£4,097
Aug-20	£367,663	EX5 7FZ	T	10, YONDER ACRE WAY	121	£3,039
Apr-22	£394,273	EX5 7FP	S	100, BADGER WAY	104	£3,791
Feb-23	£497,649	EX14 3FH	D	100, MEADOW ACRE ROAD	122	£4,079
Jun-21	£227,908	EX5 7GB	T	100, RUSH MEADOW ROAD	50	£4,558
Apr-22	£377,509	EX1 3YS	T	100, TITHEBARN WAY	130	£2,904
Jun-20	£359,676	EX14 3WA	D	101, ACLAND PARK	100	£3,597
Dec-20	£249,159	EX5 7FP	T	101, BADGER WAY	65	£3,833
May-22	£262,637	EX1 3UQ	T	101, HUTCHINGS DRIVE	50	£5,253
May-23	£411,331	EX14 3FH	D	101, MEADOW ACRE ROAD	121	£3,399
Jun-19	£340,686	EX1 3WD	S	101, OLD PARK AVENUE	77	£4,424
Jun-22	£328,903	EX12 2FT	S	101, SHEARWATER WAY	78	£4,217
Feb-22	£383,254	EX5 7FP	D	102, BADGER WAY	104	£3,685
Jul-23	£441,513	EX14 3FH	D	102, MEADOW ACRE ROAD	122	£3,619
Sep-21	£258,475	EX5 7GB	T	102, RUSH MEADOW ROAD	73	£3,541
Jan-22	£398,152	EX1 3YS	D	102, TITHEBARN WAY	94	£4,236
Sep-22	£294,391	EX5 7JL	S	102, YONDER ACRE WAY	79	£3,726
Oct-20	£252,211	EX5 7FP	T	103, BADGER WAY	65	£3,880
Jun-22	£268,239	EX1 3UQ	T	103, HUTCHINGS DRIVE	50	£5,365
Jun-23	£397,474	EX14 3FH	D	103, MEADOW ACRE ROAD	121	£3,285
Jun-19	£377,376	EX1 3WD	S	103, OLD PARK AVENUE	86	£4,388
Jun-22	£328,903	EX12 2FT	S	103, SHEARWATER WAY	78	£4,217
Feb-22	£392,784	EX5 7FP	D	104, BADGER WAY	104	£3,777
Apr-23	£423,615	EX14 3FH	D	104, MEADOW ACRE ROAD	106	£3,996
Sep-21	£250,889	EX5 7GB	T	104, RUSH MEADOW ROAD	73	£3,437
Nov-21	£390,947	EX1 3YS	T	104, TITHEBARN WAY	130	£3,007
Mar-21	£245,117	EX5 7FP	T	105, BADGER WAY	60	£4,085
May-22	£251,784	EX1 3UQ	T	105, HUTCHINGS DRIVE	50	£5,036
Dec-22	£318,311	EX14 3FH	S	105, MEADOW ACRE ROAD	81	£3,930
May-21	£304,649	EX5 7HA	T	105, RUSH MEADOW ROAD	100	£3,046
Jun-22	£328,903	EX12 2FT	S	105, SHEARWATER WAY	78	£4,217
Apr-23	£358,634	EX14 3FH	S	106, MEADOW ACRE ROAD	84	£4,269
Aug-21	£261,135	EX5 7GB	T	106, RUSH MEADOW ROAD	73	£3,577
Nov-21	£356,952	EX1 3YS	T	106, TITHEBARN WAY	94	£3,797
Oct-20	£341,577	EX14 3WA	S	107, ACLAND PARK	80	£4,270
Mar-21	£242,725	EX5 7FP	T	107, BADGER WAY	60	£4,045
Apr-19	£384,221	EX1 3UW	S	107, HAWKINS ROAD	88	£4,366
Jun-22	£268,239	EX1 3UQ	T	107, HUTCHINGS DRIVE	50	£5,365
Dec-22	£328,292	EX14 3FH	S	107, MEADOW ACRE ROAD	81	£4,053
May-21	£292,841	EX5 7HA	T	107, RUSH MEADOW ROAD	100	£2,928
Aug-22	£305,124	EX12 2FT	S	107, SHEARWATER WAY	78	£3,912
Jul-23	£351,175	EX14 3FH	S	108, MEADOW ACRE ROAD	84	£4,181
Dec-21	£266,961	EX5 7GB	T	108, RUSH MEADOW ROAD	73	£3,657
Nov-21	£371,090	EX1 3YS	T	108, TITHEBARN WAY	94	£3,948

Mar-21	£221,197	EX5 7FP	T	109, BADGER WAY	53	£4,174
Apr-19	£386,817	EX1 3UW	S	109, HAWKINS ROAD	88	£4,396
May-22	£262,637	EX1 3UQ	T	109, HUTCHINGS DRIVE	50	£5,253
May-23	£294,981	EX14 3FH	S	109, MEADOW ACRE ROAD	67	£4,403
May-21	£302,287	EX5 7HA	T	109, RUSH MEADOW ROAD	100	£3,023
Oct-22	£372,828	EX1 4AS	D	11, ALDRIDGE PLACE	88	£4,237
Jun-19	£304,895	EX1 3XL	T	11, ASHLAR ROW	66	£4,620
Dec-20	£352,440	EX5 7HR	D	11, BARLEY ROAD	91	£3,873
Aug-19	£471,150	EX1 3ZB	D	11, BARNADE VIEW	114	£4,133
Jan-20	£774,915	EX11 1GD	D	11, BARREL CLOSE	192	£4,036
May-21	£447,879	EX5 7HD	D	11, BLINDWELL CRESCENT	127	£3,527
Dec-19	£512,226	EX1 3JA	D	11, BRIMLICOMBE MEADOW	135	£3,794
Jun-19	£241,220	EX5 7GQ	T	11, BUZZARD WAY	49	£4,923
Apr-21	£401,053	EX1 3YT	D	11, CART LAND RISE	94	£4,267
Sep-21	£486,955	EX5 7GW	D	11, CHAFFINCH RISE	138	£3,529
Jun-22	£288,673	EX13 5GY	S	11, CHAPEL WAY	80	£3,608
Dec-19	£446,853	EX1 3BH	D	11, COAKER ROAD	105	£4,256
May-21	£321,064	EX5 7HT	S	11, CORN CLOSE	82	£3,915
Feb-23	£384,813	EX1 4BA	S	11, CROUCHER CLOSE	79	£4,871
Jun-22	£422,391	EX4 9AR	D	11, DAIRY GROVE	106	£3,985
Oct-22	£321,756	EX5 7JN	D	11, ELBOW CLOSE	85	£3,785
Nov-21	£375,056	EX1 3YR	S	11, ELM PARK WAY	94	£3,990
Sep-21	£218,964	EX1 3XG	F	11, ELMORES WELL AVENUE	62	£3,532
Feb-21	£333,231	EX8 2FZ	S	11, ENGINEERS WAY	80	£4,165
Mar-21	£352,585	EX1 3YX	S	11, FARLEY GROVE	79	£4,463
Sep-20	£314,950	EX1 3YA	S	11, FLAY FIELD	69	£4,564
Jan-22	£528,620	EX8 4FA	D	11, FLORA CLOSE	172	£3,073
Apr-20	£572,085	EX1 3ZT	D	11, FORD WAY	175	£3,269
Feb-20	£252,373	EX1 3RR	T	11, GARLAND MEADOW	50	£5,047
Nov-19	£376,406	EX5 7GD	D	11, GREAT ORCHARD	108	£3,485
Nov-22	£372,668	EX12 2FS	D	11, HERON CRESCENT	90	£4,141
Dec-22	£300,755	EX5 7GY	T	11, HIGHER FURLONG ROAD	79	£3,807
Apr-21	£668,505	EX4 9AN	D	11, JERSEY ROAD	168	£3,979
Aug-20	£414,307	EX5 7GN	D	11, KINGFISHER RISE	104	£3,984
Dec-21	£279,379	EX5 7HU	S	11, LINHAY ROAD	73	£3,827
Jun-20	£267,410	EX1 3YB	T	11, LITTLEWORTH CLOSE	50	£5,348
Mar-21	£222,173	EX5 7HF	D	11, LONG MEADOW ROAD	71	£3,129
Apr-22	£438,095	EX1 3ZA	D	11, LOWER COPPICE	117	£3,744
Dec-21	£296,879	EX5 7HQ	T	11, LOWER FURLONG CLOSE	80	£3,711
Oct-19	£474,211	EX5 7GF	D	11, LOWER RAY	148	£3,204
Jun-21	£381,564	EX1 3GQ	S	11, MANLEY MEADOW	88	£4,336
May-22	£315,162	EX14 1EP	S	11, OLD SHOW FIELD WAY	79	£3,989
Feb-22	£327,647	EX8 2GB	T	11, PARLOUR MEADOW	79	£4,147
Jun-22	£334,486	EX5 7HX	D	11, PEAR CLOSE	88	£3,801
Dec-21	£361,056	EX4 8RH	S	11, QUARRY HEIGHTS	95	£3,801
Jun-20	£507,336	EX1 3LQ	D	11, RANJAN PLACE	121	£4,193
Sep-19	£529,946	EX12 2FY	D	11, ROGERS WAY	138	£3,840
Jun-20	£148,978	EX24 6AH	F	11, SAXON MEADOW	38	£3,920
Dec-22	£307,086	EX8 2GA	T	11, SHIPPENS MEAD	80	£3,839
Oct-22	£510,724	EX1 3ZL	D	11, SLOE GARDENS	130	£3,929

Dec-19	£314,895	EX5 7BZ	S	11, SOUTH VIEW PASTURE	91	£3,460
Jun-19	£303,620	EX5 7FQ	S	11, SWEET CHESTNUT	69	£4,400
Dec-19	£421,299	EX12 2FP	D	11, TURNSTONE AVENUE	91	£4,630
Sep-19	£498,766	EX1 3UX	D	110, HAWKINS ROAD	127	£3,927
Mar-21	£224,785	EX5 7FP	T	111, BADGER WAY	53	£4,241
May-22	£371,974	EX1 3UQ	D	111, HUTCHINGS DRIVE	91	£4,088
Sep-20	£312,539	EX5 7HG	T	111, YONDER ACRE WAY	80	£3,907
Nov-21	£357,663	EX5 7FP	D	113, BADGER WAY	90	£3,974
Sep-21	£350,413	EX13 5FN	D	113, DUKES WAY	102	£3,435
Jun-23	£376,549	EX14 3FH	D	113, MEADOW ACRE ROAD	88	£4,279
Sep-20	£304,026	EX5 7HG	T	113, YONDER ACRE WAY	107	£2,841
Nov-21	£305,902	EX5 7FP	T	115, BADGER WAY	85	£3,599
Feb-20	£368,946	EX13 5FN	D	115, DUKES WAY	102	£3,617
Sep-20	£193,507	EX14 3FH	F	115, MEADOW ACRE ROAD	57	£3,395
Sep-20	£304,026	EX5 7HG	T	115, YONDER ACRE WAY	107	£2,841
Oct-21	£302,132	EX5 7GB	T	116, RUSH MEADOW ROAD	100	£3,021
Dec-20	£412,125	EX1 3YS	T	116, TITHEBARN WAY	130	£3,170
Nov-21	£277,573	EX5 7FP	T	117, BADGER WAY	78	£3,559
May-21	£326,054	EX13 5FN	D	117, DUKES WAY	100	£3,261
Sep-20	£312,539	EX5 7HG	T	117, YONDER ACRE WAY	107	£2,921
Dec-22	£277,539	EX1 4AP	T	118, HUTCHINGS DRIVE	50	£5,551
Oct-21	£299,197	EX5 7GB	T	118, RUSH MEADOW ROAD	100	£2,992
Feb-21	£390,262	EX1 3YS	T	118, TITHEBARN WAY	94	£4,152
Nov-21	£313,049	EX5 7FP	T	119, BADGER WAY	85	£3,683
May-19	£234,781	EX13 5FN	T	119, DUKES WAY	66	£3,557
Jun-19	£321,620	EX1 3UW	T	119, HAWKINS ROAD	70	£4,595
Sep-20	£190,046	EX14 3FH	F	119, MEADOW ACRE ROAD	58	£3,277
Nov-22	£346,230	EX1 4AS	S	12, ALDRIDGE PLACE	79	£4,383
Apr-19	£882,822	EX11 1GD	D	12, BARREL CLOSE	220	£4,013
Jul-22	£455,897	EX5 7HB	D	12, BARTON CLOSE	144	£3,166
Jun-21	£419,461	EX5 7HD	D	12, BLINDWELL CRESCENT	127	£3,303
Jan-23	£373,430	EX1 3ZN	D	12, BRONZE DRIVE	94	£3,973
Jun-19	£376,932	EX5 7GX	D	12, BUZZARD WAY	91	£4,142
Jun-21	£317,224	EX5 7HT	S	12, CORN CLOSE	82	£3,869
Apr-21	£302,194	EX13 5GU	S	12, COVERT CLOSE	78	£3,874
Feb-23	£519,059	EX1 4BA	D	12, CROUCHER CLOSE	118	£4,399
Jun-21	£674,151	EX4 9AR	D	12, DAIRY GROVE	167	£4,037
May-22	£503,259	EX1 3YR	D	12, ELM PARK WAY	139	£3,621
Jun-19	£539,412	EX1 3XG	D	12, ELMORES WELL AVENUE	143	£3,772
Feb-21	£340,100	EX8 2FZ	S	12, ENGINEERS WAY	80	£4,251
Sep-20	£310,107	EX1 3YX	T	12, FARLEY GROVE	65	£4,771
Dec-20	£388,893	EX1 3YA	D	12, FLAY FIELD	91	£4,274
Oct-19	£416,416	EX8 4FA	S	12, FLORA CLOSE	114	£3,653
Dec-19	£258,435	EX1 3RR	T	12, GARLAND MEADOW	50	£5,169
Feb-20	£298,196	EX5 7GD	S	12, GREAT ORCHARD	80	£3,727
Jul-21	£386,348	EX4 9AP	D	12, GUERNSEY AVENUE	85	£4,545
Dec-20	£337,856	EX5 7HS	D	12, HOME CLOSE	88	£3,839
Oct-21	£288,451	EX5 7HL	T	12, ISLAND AVENUE	80	£3,606
Feb-20	£333,403	EX5 7GN	S	12, KINGFISHER RISE	85	£3,922
Oct-22	£354,071	EX1 4AZ	S	12, LANG HILL	79	£4,482

Oct-21	£261,620	EX5 7HU	S	12, LINHAY ROAD	73	£3,584
Dec-19	£272,120	EX5 7GE	D	12, LITTLE MEAD	87	£3,128
Oct-22	£397,147	EX14 3FX	S	12, LONGLANDS WAY	129	£3,079
Oct-21	£498,077	EX1 3ZA	D	12, LOWER COPPICE	132	£3,773
Dec-21	£291,126	EX5 7HQ	T	12, LOWER FURLONG CLOSE	80	£3,639
Jun-21	£423,598	EX1 3GQ	D	12, MANLEY MEADOW	97	£4,367
Jun-22	£308,207	EX14 1EP	S	12, OLD SHOW FIELD WAY	79	£3,901
Nov-20	£527,263	EX12 2FQ	D	12, OSPREY AVENUE	123	£4,287
Apr-22	£378,804	EX5 7HX	D	12, PEAR CLOSE	100	£3,788
Dec-21	£341,842	EX5 7JA	D	12, PLUM CLOSE	88	£3,885
May-22	£373,871	EX4 8RH	D	12, QUARRY HEIGHTS	106	£3,527
Jun-22	£442,154	EX5 7GU	D	12, ROBIN LANE	138	£3,204
Oct-19	£542,439	EX12 2FY	D	12, ROGERS WAY	140	£3,875
May-19	£426,595	EX1 3GS	D	12, RUTLERY FIELD	97	£4,398
Mar-21	£131,122	EX24 6AH	F	12, SAXON MEADOW	47	£2,790
Jun-21	£362,741	EX14 1EL	D	12, SION CLOSE	85	£4,268
May-21	£329,057	EX5 7HH	S	12, STONY AVENUE	86	£3,826
Jun-19	£301,172	EX5 7FQ	T	12, SWEET CHESTNUT	69	£4,365
Jun-21	£348,549	EX5 7HW	D	12, WATER LAKE AVENUE	88	£3,961
Apr-22	£490,413	EX1 4AF	D	12, WILLIS DRIVE	121	£4,053
Jun-21	£362,316	EX5 7FZ	T	12, YONDER ACRE WAY	121	£2,994
Dec-22	£274,373	EX1 4AP	T	120, HUTCHINGS DRIVE	50	£5,487
Sep-21	£309,236	EX5 7GB	T	120, RUSH MEADOW ROAD	100	£3,092
Nov-21	£465,547	EX5 7FP	D	121, BADGER WAY	138	£3,374
Jun-19	£235,705	EX13 5FN	T	121, DUKES WAY	66	£3,571
Jun-19	£314,267	EX1 3UW	T	121, HAWKINS ROAD	70	£4,490
Jun-22	£273,713	EX1 3UQ	T	121, HUTCHINGS DRIVE	50	£5,474
Oct-20	£217,234	EX14 3FH	F	121, MEADOW ACRE ROAD	70	£3,103
Jan-21	£402,564	EX1 3YS	T	122, TITHEBARN WAY	143	£2,815
Jul-20	£223,038	EX13 5FN	T	123, DUKES WAY	66	£3,379
Jun-19	£334,134	EX1 3UW	S	123, HAWKINS ROAD	79	£4,230
Jun-22	£266,049	EX1 3UQ	T	123, HUTCHINGS DRIVE	50	£5,321
Sep-20	£172,774	EX14 3FH	F	123, MEADOW ACRE ROAD	56	£3,085
Dec-22	£281,760	EX1 4AP	T	124, HUTCHINGS DRIVE	50	£5,635
Jun-19	£424,546	EX11 1AF	T	124, MILL STREET	128	£3,317
Aug-19	£235,860	EX13 5FN	T	125, DUKES WAY	66	£3,574
Jun-19	£327,361	EX1 3UW	T	125, HAWKINS ROAD	70	£4,677
Jun-22	£262,765	EX1 3UQ	T	125, HUTCHINGS DRIVE	50	£5,255
Nov-20	£182,161	EX14 3FH	F	125, MEADOW ACRE ROAD	56	£3,253
Jun-19	£432,126	EX11 1AF	T	126, MILL STREET	128	£3,376
Jul-19	£232,183	EX13 5FN	T	127, DUKES WAY	66	£3,518
Jun-19	£321,620	EX1 3UW	T	127, HAWKINS ROAD	70	£4,595
Mar-21	£176,760	EX14 3FH	F	127, MEADOW ACRE ROAD	58	£3,048
Dec-20	£212,749	EX13 5FN	T	129, DUKES WAY	66	£3,223
Jun-19	£318,195	EX1 3UW	T	129, HAWKINS ROAD	70	£4,546
Sep-22	£368,958	EX1 3UQ	D	129, HUTCHINGS DRIVE	91	£4,054
Sep-20	£190,046	EX14 3FH	F	129, MEADOW ACRE ROAD	56	£3,394
Sep-22	£312,528	EX1 4AS	S	13, ALDRIDGE PLACE	69	£4,529
Oct-22	£342,185	EX5 7HZ	D	13, APPLE WAY	91	£3,760
Aug-19	£259,669	EX1 3XL	F	13, ASHLAR ROW	61	£4,257

Feb-21	£353,568	EX5 7HR	D	13, BARLEY ROAD	88	£4,018
Apr-19	£338,751	EX1 3ZB	T	13, BARNADE VIEW	77	£4,399
Dec-19	£768,339	EX11 1GD	D	13, BARREL CLOSE	192	£4,002
Dec-19	£501,852	EX1 3JA	D	13, BRIMLICOMBE MEADOW	135	£3,717
Oct-19	£223,667	EX5 7GQ	T	13, BUZZARD WAY	49	£4,565
Nov-22	£224,775	EX5 7JF	F	13, CALVES CLOSE	71	£3,166
Sep-21	£486,955	EX5 7GW	D	13, CHAFFINCH RISE	138	£3,529
Jun-22	£211,119	EX13 5GY	S	13, CHAPEL WAY	60	£3,519
Feb-20	£420,213	EX1 3BH	S	13, COAKER ROAD	123	£3,416
Jun-21	£316,800	EX5 7HT	S	13, CORN CLOSE	82	£3,863
Feb-23	£535,112	EX1 4BA	D	13, CROUCHER CLOSE	118	£4,535
Oct-21	£370,326	EX1 3YR	S	13, ELM PARK WAY	94	£3,940
Sep-21	£391,149	EX1 3XG	S	13, ELMORES WELL AVENUE	84	£4,657
Dec-20	£332,319	EX8 2FZ	S	13, ENGINEERS WAY	80	£4,154
Jan-21	£352,585	EX1 3YX	S	13, FARLEY GROVE	79	£4,463
Oct-20	£362,172	EX1 3YA	D	13, FLAY FIELD	91	£3,980
Jan-22	£539,867	EX8 4FA	D	13, FLORA CLOSE	172	£3,139
Mar-20	£669,898	EX1 3ZT	D	13, FORD WAY	184	£3,641
Jan-20	£272,817	EX1 3RR	T	13, GARLAND MEADOW	50	£5,456
Nov-19	£369,432	EX5 7GD	D	13, GREAT ORCHARD	108	£3,421
Nov-22	£378,436	EX12 2FS	D	13, HERON CRESCENT	92	£4,113
Dec-22	£297,589	EX5 7GY	T	13, HIGHER FURLONG ROAD	79	£3,767
Mar-21	£540,972	EX4 9AN	D	13, JERSEY ROAD	140	£3,864
Aug-20	£414,307	EX5 7GN	D	13, KINGFISHER RISE	104	£3,984
Jun-20	£257,361	EX1 3YB	T	13, LITTLEWORTH CLOSE	50	£5,147
Dec-20	£336,641	EX5 7HF	D	13, LONG MEADOW ROAD	86	£3,914
Apr-22	£527,452	EX1 3ZA	D	13, LOWER COPPICE	130	£4,057
Dec-21	£294,578	EX5 7HQ	T	13, LOWER FURLONG CLOSE	80	£3,682
Oct-19	£363,813	EX5 7GF	D	13, LOWER RAY	108	£3,369
Jun-21	£384,296	EX1 3GQ	S	13, MANLEY MEADOW	88	£4,367
Oct-19	£201,466	EX13 5FG	F	13, MITCHELL GARDENS	74	£2,723
Apr-22	£312,369	EX14 1EP	S	13, OLD SHOW FIELD WAY	79	£3,954
Nov-22	£239,597	EX5 7HY	T	13, ORCHARD WAY	50	£4,792
Feb-22	£329,030	EX8 2GB	T	13, PARLOUR MEADOW	79	£4,165
Jun-22	£354,934	EX5 7HX	D	13, PEAR CLOSE	88	£4,033
Dec-21	£282,890	EX4 8RH	T	13, QUARRY HEIGHTS	71	£3,984
Nov-19	£546,685	EX12 2FY	D	13, ROGERS WAY	138	£3,961
Sep-21	£288,815	EX5 7HA	T	13, RUSH MEADOW ROAD	80	£3,610
Dec-22	£259,705	EX8 2GA	S	13, SHIPPENS MEAD	63	£4,122
Dec-19	£331,168	EX5 7BZ	S	13, SOUTH VIEW PASTURE	91	£3,639
Apr-19	£298,548	EX5 7FQ	S	13, SWEET CHESTNUT	69	£4,327
Dec-20	£329,750	EX13 5GX	T	13, WAGTAIL WALK	91	£3,624
Feb-21	£223,829	EX13 5FN	T	131, DUKES WAY	66	£3,391
Jun-19	£334,485	EX1 3UW	T	131, HAWKINS ROAD	79	£4,234
Aug-22	£313,694	EX1 3UQ	T	131, HUTCHINGS DRIVE	87	£3,606
Jan-21	£192,752	EX14 3FH	F	131, MEADOW ACRE ROAD	56	£3,442
May-21	£221,933	EX13 5FN	T	133, DUKES WAY	66	£3,363
Jun-19	£320,333	EX1 3UW	T	133, HAWKINS ROAD	70	£4,576
Nov-20	£184,467	EX14 3FH	F	133, MEADOW ACRE ROAD	58	£3,180
Mar-21	£214,081	EX13 5FN	T	135, DUKES WAY	66	£3,244

Jun-19	£393,100	EX1 3UW	S	135, HAWKINS ROAD	88	£4,467
Aug-22	£324,150	EX1 3UQ	T	135, HUTCHINGS DRIVE	87	£3,726
Dec-22	£188,087	EX1 4AP	T	136, HUTCHINGS DRIVE	50	£3,762
Apr-19	£319,583	EX11 1AF	T	136, MILL STREET	78	£4,097
Jun-19	£390,480	EX1 3UW	S	137, HAWKINS ROAD	88	£4,437
Aug-22	£298,009	EX1 3UQ	T	137, HUTCHINGS DRIVE	87	£3,425
Dec-22	£348,242	EX1 4AP	T	138, HUTCHINGS DRIVE	87	£4,003
Jun-19	£422,424	EX1 3UW	D	139, HAWKINS ROAD	97	£4,355
Aug-22	£329,379	EX1 3UQ	T	139, HUTCHINGS DRIVE	87	£3,786
Nov-22	£356,721	EX1 4AS	S	14, ALDRIDGE PLACE	79	£4,515
Jun-19	£799,362	EX11 1GD	D	14, BARREL CLOSE	192	£4,163
Jul-22	£430,932	EX5 7HB	D	14, BARTON CLOSE	127	£3,393
Oct-22	£400,408	EX1 3ZN	D	14, BRONZE DRIVE	94	£4,260
Dec-19	£302,812	EX5 7GX	S	14, BUZZARD WAY	69	£4,389
Aug-21	£446,102	EX1 4AB	D	14, COMER CLOSE	104	£4,289
Aug-20	£458,318	EX13 5GU	D	14, COVERT CLOSE	123	£3,726
Feb-23	£561,868	EX1 4BA	D	14, CROUCHER CLOSE	133	£4,225
Aug-21	£665,483	EX4 9AR	D	14, DAIRY GROVE	167	£3,985
Jun-23	£339,945	EX5 7JN	D	14, ELBOW CLOSE	85	£3,999
May-22	£519,670	EX1 3YR	D	14, ELM PARK WAY	139	£3,739
Feb-21	£335,569	EX8 2FZ	S	14, ENGINEERS WAY	80	£4,195
Sep-20	£413,272	EX1 3YX	D	14, FARLEY GROVE	105	£3,936
Dec-20	£443,582	EX1 3YA	D	14, FLAY FIELD	112	£3,961
Jun-19	£688,880	EX1 3XN	D	14, FLINT FIELD WAY	184	£3,744
Oct-19	£418,632	EX8 4FA	S	14, FLORA CLOSE	114	£3,672
Dec-19	£403,371	EX1 3RR	D	14, GARLAND MEADOW	91	£4,433
Jun-19	£321,037	EX5 7GD	S	14, GREAT ORCHARD	80	£4,013
Mar-21	£325,632	EX5 7HS	S	14, HOME CLOSE	82	£3,971
May-21	£669,945	EX4 9AN	D	14, JERSEY ROAD	167	£4,012
Dec-22	£255,378	EX5 7HU	T	14, LINHAY ROAD	50	£5,108
Dec-19	£302,819	EX5 7GE	S	14, LITTLE MEAD	80	£3,785
Dec-22	£404,974	EX14 3FX	D	14, LONGLANDS WAY	129	£3,139
Oct-21	£515,252	EX1 3ZA	D	14, LOWER COPPICE	131	£3,933
Nov-21	£290,094	EX5 7HQ	T	14, LOWER FURLONG CLOSE	80	£3,626
Apr-21	£424,137	EX1 3GQ	D	14, MANLEY MEADOW	97	£4,373
Nov-19	£342,060	EX14 3FE	D	14, MEADOW ACRE ROAD	99	£3,455
Jun-22	£299,445	EX14 1EP	S	14, OLD SHOW FIELD WAY	79	£3,790
Dec-19	£427,702	EX12 2FQ	D	14, OSPREY AVENUE	89	£4,806
Mar-20	£500,856	EX12 2FY	D	14, ROGERS WAY	128	£3,913
May-19	£471,840	EX1 3GS	D	14, RUTLERY FIELD	110	£4,289
Aug-19	£545,895	EX11 1GQ	F	14, TUMBLING WEIR WAY	153	£3,568
Apr-22	£499,577	EX1 4AF	D	14, WILLIS DRIVE	130	£3,843
Jul-20	£388,337	EX5 7FZ	T	14, YONDER ACRE WAY	121	£3,209
Dec-22	£236,752	EX1 4AP	T	140, HUTCHINGS DRIVE	87	£2,721
Jul-22	£220,659	EX13 5FN	F	141, DUKES WAY	90	£2,452
Oct-20	£534,857	EX1 3UW	D	141, HAWKINS ROAD	129	£4,146
Aug-22	£370,904	EX1 3UQ	D	141, HUTCHINGS DRIVE	88	£4,215
Dec-22	£337,690	EX1 4AP	T	142, HUTCHINGS DRIVE	87	£3,881
Mar-21	£221,257	EX13 5FN	T	143, DUKES WAY	73	£3,031
Mar-21	£417,411	EX1 3UW	D	143, HAWKINS ROAD	97	£4,303

Mar-21	£574,095	EX1 3UW	D	145, HAWKINS ROAD	140	£4,101
Dec-22	£279,649	EX1 4AP	T	146, HUTCHINGS DRIVE	50	£5,593
Mar-21	£653,661	EX1 3UW	D	147, HAWKINS ROAD	162	£4,035
Dec-22	£262,765	EX1 3UQ	T	147, HUTCHINGS DRIVE	50	£5,255
Dec-22	£268,041	EX1 4AP	T	148, HUTCHINGS DRIVE	50	£5,361
Dec-22	£182,524	EX1 3UQ	T	149, HUTCHINGS DRIVE	50	£3,650
Sep-22	£315,050	EX1 4AS	S	15, ALDRIDGE PLACE	69	£4,566
Nov-22	£300,858	EX5 7HZ	D	15, APPLE WAY	82	£3,669
Jun-19	£343,313	EX1 3XL	S	15, ASHLAR ROW	77	£4,459
Dec-20	£345,709	EX5 7HR	D	15, BARLEY ROAD	88	£3,929
Apr-19	£336,989	EX1 3ZB	T	15, BARNADE VIEW	77	£4,376
Sep-19	£748,159	EX11 1GD	D	15, BARREL CLOSE	192	£3,897
Dec-19	£588,996	EX1 3JA	D	15, BRIMLICOMBE MEADOW	162	£3,636
Jul-19	£249,843	EX5 7GQ	T	15, BUZZARD WAY	49	£5,099
Nov-22	£301,895	EX5 7JF	D	15, CALVES CLOSE	85	£3,552
Mar-21	£410,011	EX5 7GW	D	15, CHAFFINCH RISE	104	£3,942
Jun-22	£211,119	EX13 5GY	S	15, CHAPEL WAY	60	£3,519
Feb-20	£423,182	EX1 3BH	S	15, COAKER ROAD	123	£3,441
Sep-22	£507,642	EX4 9AR	D	15, DAIRY GROVE	124	£4,094
Dec-20	£336,004	EX8 2FZ	S	15, ENGINEERS WAY	80	£4,200
Jan-21	£380,645	EX1 3YX	S	15, FARLEY GROVE	118	£3,226
Nov-20	£327,776	EX1 3YA	S	15, FLAY FIELD	69	£4,750
Feb-22	£650,898	EX8 4FA	D	15, FLORA CLOSE	195	£3,338
Feb-20	£585,218	EX1 3ZT	D	15, FORD WAY	175	£3,344
Nov-19	£479,062	EX5 7GD	D	15, GREAT ORCHARD	148	£3,237
Dec-22	£294,423	EX5 7GY	T	15, HIGHER FURLONG ROAD	79	£3,727
Oct-21	£313,944	EX5 7JB	S	15, HORSEWELL ROAD	85	£3,693
Jun-21	£663,850	EX4 9AN	D	15, JERSEY ROAD	167	£3,975
Dec-22	£268,041	EX5 7HU	T	15, LINHAY ROAD	50	£5,361
Apr-22	£533,063	EX1 3ZA	D	15, LOWER COPPICE	130	£4,100
Nov-21	£286,695	EX5 7HQ	T	15, LOWER FURLONG CLOSE	80	£3,584
Jun-21	£419,455	EX1 3GQ	D	15, MANLEY MEADOW	97	£4,324
Nov-20	£279,099	EX13 5FG	D	15, MITCHELL GARDENS	91	£3,067
Apr-22	£305,978	EX14 1EP	S	15, OLD SHOW FIELD WAY	79	£3,873
Nov-22	£252,965	EX5 7HY	T	15, ORCHARD WAY	50	£5,059
Jun-22	£349,389	EX5 7HX	D	15, PEAR CLOSE	88	£3,970
Dec-21	£280,144	EX4 8RH	T	15, QUARRY HEIGHTS	71	£3,946
Nov-19	£559,745	EX12 2FY	D	15, ROGERS WAY	147	£3,808
Sep-21	£289,069	EX5 7HA	T	15, RUSH MEADOW ROAD	79	£3,659
Dec-22	£259,705	EX8 2GA	S	15, SHIPPENS MEAD	63	£4,122
Aug-21	£247,518	EX5 7GS	T	15, SPARROW DRIVE	65	£3,808
Feb-20	£553,355	EX1 3HU	D	15, TUCKWELL GROVE	172	£3,217
Dec-22	£270,152	EX1 4AP	T	150, HUTCHINGS DRIVE	50	£5,403
Dec-22	£193,908	EX1 3UQ	T	151, HUTCHINGS DRIVE	50	£3,878
Dec-22	£281,760	EX1 4AP	T	152, HUTCHINGS DRIVE	50	£5,635
Dec-22	£271,207	EX1 3UQ	T	153, HUTCHINGS DRIVE	50	£5,424
Nov-22	£446,099	EX1 4AS	D	16, ALDRIDGE PLACE	111	£4,019
Dec-20	£342,718	EX5 7HR	D	16, BARLEY ROAD	91	£3,766
May-20	£728,886	EX11 1GD	D	16, BARREL CLOSE	192	£3,796
Oct-22	£510,724	EX1 3ZN	D	16, BRONZE DRIVE	139	£3,674

Aug-19	£299,446	EX5 7GX	S	16, BUZZARD WAY	69	£4,340
Nov-22	£305,311	EX13 5GY	S	16, CHAPEL WAY	80	£3,816
Aug-20	£461,457	EX13 5GU	D	16, COVERT CLOSE	123	£3,752
Dec-22	£433,754	EX13 5GW	D	16, CURLEW CLOSE	126	£3,442
Jun-21	£548,111	EX4 9AR	D	16, DAIRY GROVE	140	£3,915
Jun-22	£390,433	EX1 3YR	S	16, ELM PARK WAY	97	£4,025
Apr-21	£336,328	EX8 2FZ	S	16, ENGINEERS WAY	80	£4,204
Dec-19	£381,721	EX9 7AU	D	16, EVANS FIELD	87	£4,388
Jul-22	£478,692	EX1 3YX	D	16, FARLEY GROVE	115	£4,163
Feb-21	£445,358	EX1 3YA	D	16, FLAY FIELD	112	£3,976
Jul-19	£676,873	EX1 3XN	D	16, FLINT FIELD WAY	184	£3,679
May-20	£257,982	EX1 3RR	F	16, GARLAND MEADOW	75	£3,440
Nov-19	£314,294	EX5 7GD	T	16, GREAT ORCHARD	87	£3,613
Dec-20	£327,627	EX5 7HS	S	16, HOME CLOSE	82	£3,995
Sep-21	£302,311	EX5 7JB	S	16, HORSEWELL ROAD	79	£3,827
Jun-21	£531,159	EX4 9AN	D	16, JERSEY ROAD	140	£3,794
Dec-22	£264,875	EX5 7HU	T	16, LINHAY ROAD	50	£5,298
Dec-19	£309,262	EX5 7GE	S	16, LITTLE MEAD	80	£3,866
Aug-20	£345,308	EX5 7HF	D	16, LONG MEADOW ROAD	86	£4,015
Nov-22	£393,437	EX14 3FX	S	16, LONGLANDS WAY	129	£3,050
Nov-21	£291,654	EX5 7HQ	T	16, LOWER FURLONG CLOSE	80	£3,646
Mar-21	£468,823	EX1 4AG	D	16, MILLER GROVE	110	£4,262
Feb-20	£782,365	EX8 3EG	S	16, MUDBANK LANE	143	£5,471
May-22	£353,333	EX4 8RH	D	16, QUARRY HEIGHTS	86	£4,109
Sep-21	£321,988	EX14 1EL	S	16, SION CLOSE	79	£4,076
Apr-22	£471,029	EX1 4AF	D	16, WILLIS DRIVE	121	£3,893
Sep-20	£364,771	EX5 7FZ	T	16, YONDER ACRE WAY	121	£3,015
Dec-22	£279,649	EX1 3UQ	T	161, HUTCHINGS DRIVE	50	£5,593
Dec-22	£274,373	EX1 3UQ	T	163, HUTCHINGS DRIVE	50	£5,487
Apr-20	£385,032	EX1 3UX	S	164, HAWKINS ROAD	88	£4,375
Dec-22	£276,483	EX1 3UQ	T	165, HUTCHINGS DRIVE	50	£5,530
Mar-20	£449,257	EX1 3UX	D	166, HAWKINS ROAD	110	£4,084
Jul-19	£346,102	EX14 3FH	D	166, MEADOW ACRE ROAD	84	£4,120
Dec-22	£279,649	EX1 3UQ	T	167, HUTCHINGS DRIVE	50	£5,593
Mar-20	£413,205	EX1 3UX	D	168, HAWKINS ROAD	97	£4,260
Jun-19	£383,372	EX14 3FH	D	168, MEADOW ACRE ROAD	84	£4,564
Dec-22	£396,453	EX1 3UQ	D	169, HUTCHINGS DRIVE	91	£4,357
Nov-22	£306,045	EX5 7HZ	D	17, APPLE WAY	82	£3,732
Jun-19	£351,169	EX1 3XL	S	17, ASHLAR ROW	77	£4,561
Apr-19	£338,751	EX1 3ZB	T	17, BARNADE VIEW	77	£4,399
Apr-19	£864,890	EX11 1GD	D	17, BARREL CLOSE	220	£3,931
Oct-19	£278,956	EX5 7GQ	T	17, BUZZARD WAY	69	£4,043
Dec-22	£341,035	EX5 7JF	D	17, CALVES CLOSE	85	£4,012
Dec-20	£322,102	EX5 7GW	T	17, CHAFFINCH RISE	85	£3,789
Aug-22	£424,189	EX4 9AR	S	17, DAIRY GROVE	130	£3,263
Jun-21	£398,576	EX1 3XG	S	17, ELMORES WELL AVENUE	84	£4,745
Dec-20	£338,362	EX8 2FZ	S	17, ENGINEERS WAY	80	£4,230
Dec-20	£390,919	EX1 3YX	S	17, FARLEY GROVE	118	£3,313
Dec-20	£322,663	EX1 3YA	S	17, FLAY FIELD	69	£4,676

Mar-22	£651,711	EX8 4FA	D	17, FLORA CLOSE	195	£3,342
Feb-20	£262,359	EX1 3RR	F	17, GARLAND MEADOW	75	£3,498
Nov-19	£437,430	EX5 7GD	D	17, GREAT ORCHARD	148	£2,956
Nov-22	£254,195	EX12 2FS	T	17, HERON CRESCENT	62	£4,100
Dec-22	£302,865	EX5 7GY	T	17, HIGHER FURLONG ROAD	79	£3,834
Sep-21	£296,148	EX5 7JB	T	17, HORSEWELL ROAD	79	£3,749
Jun-21	£555,116	EX4 9AN	D	17, JERSEY ROAD	140	£3,965
Dec-22	£258,544	EX5 7HU	T	17, LINHAY ROAD	50	£5,171
Jul-22	£374,487	EX5 7JU	D	17, LITTLE WOOD CLOSE	98	£3,821
Jul-20	£269,183	EX1 3YB	T	17, LITTLEWORTH CLOSE	50	£5,384
Feb-22	£535,429	EX1 3ZA	D	17, LOWER COPPICE	131	£4,087
Nov-21	£292,361	EX5 7HQ	T	17, LOWER FURLONG CLOSE	80	£3,655
Jul-21	£434,533	EX1 3GQ	D	17, MANLEY MEADOW	97	£4,480
Mar-20	£669,914	EX8 3EG	S	17, MUDBANK LANE	129	£5,193
May-22	£307,421	EX14 1EP	S	17, OLD SHOW FIELD WAY	79	£3,891
Nov-22	£349,617	EX5 7HY	D	17, ORCHARD WAY	91	£3,842
Dec-21	£278,845	EX4 8RH	T	17, QUARRY HEIGHTS	71	£3,927
Dec-22	£259,705	EX8 2GA	S	17, SHIPPENS MEAD	63	£4,122
Aug-21	£288,781	EX5 7GS	T	17, SPARROW DRIVE	78	£3,702
Feb-20	£529,246	EX1 3HU	D	17, TUCKWELL GROVE	144	£3,675
Mar-20	£379,191	EX1 3UX	S	170, HAWKINS ROAD	88	£4,309
Aug-19	£434,816	EX14 3FH	D	170, MEADOW ACRE ROAD	122	£3,564
Mar-20	£379,191	EX1 3UX	S	172, HAWKINS ROAD	88	£4,309
Jun-19	£399,593	EX14 3FH	S	172, MEADOW ACRE ROAD	116	£3,445
Sep-20	£398,186	EX1 3UX	D	174, HAWKINS ROAD	97	£4,105
Sep-20	£525,216	EX1 3UX	D	176, HAWKINS ROAD	129	£4,071
Sep-20	£476,358	EX1 3UX	D	178, HAWKINS ROAD	115	£4,142
Jun-20	£371,890	EX1 3YF	T	179, TITHEBARN WAY	98	£3,795
Dec-20	£340,287	EX5 7HR	D	18, BARLEY ROAD	88	£3,867
Mar-23	£310,782	EX5 7JP	S	18, BARLING WALK	79	£3,934
Jun-23	£310,144	EX5 7JQ	S	18, BROAD PARK	79	£3,926
Aug-19	£293,399	EX5 7GX	T	18, BUZZARD WAY	87	£3,372
Dec-21	£388,717	EX1 4AR	D	18, CHANNINGS DRIVE	91	£4,272
Dec-22	£344,232	EX5 7JN	D	18, ELBOW CLOSE	85	£4,050
Jun-22	£402,739	EX1 3YR	S	18, ELM PARK WAY	97	£4,152
Mar-21	£350,208	EX8 2FZ	S	18, ENGINEERS WAY	80	£4,378
Oct-20	£432,784	EX9 7AU	D	18, EVANS FIELD	106	£4,083
Aug-22	£406,180	EX1 3YX	S	18, FARLEY GROVE	109	£3,726
Dec-20	£386,463	EX1 3YA	D	18, FLAY FIELD	91	£4,247
Sep-19	£663,746	EX1 3XN	D	18, FLINT FIELD WAY	184	£3,607
Nov-19	£235,721	EX5 7GD	T	18, GREAT ORCHARD	56	£4,209
Sep-21	£287,064	EX5 7JB	T	18, HORSEWELL ROAD	79	£3,634
Mar-21	£638,807	EX4 9AN	D	18, JERSEY ROAD	167	£3,825
Nov-22	£330,492	EX1 4AZ	S	18, LANG HILL	65	£5,084
Dec-22	£268,041	EX5 7HU	T	18, LINHAY ROAD	50	£5,361
Sep-20	£296,430	EX5 7HF	S	18, LONG MEADOW ROAD	80	£3,705
Oct-20	£84,895	EX14 3FE	F	18, MEADOW ACRE ROAD	58	£1,464
Mar-20	£658,521	EX8 3EG	S	18, MUDBANK LANE	129	£5,105
Dec-21	£426,446	EX8 2GB	D	18, PARLOUR MEADOW	107	£3,985
Jun-22	£331,213	EX4 8RH	S	18, QUARRY HEIGHTS	86	£3,851

Sep-21	£327,950	EX14 1EL	S	18, SION CLOSE	79	£4,151
Mar-22	£312,558	EX1 3XF	S	18, STONE BARTON ROAD	64	£4,884
Apr-19	£294,010	EX5 7FQ	T	18, SWEET CHESTNUT	69	£4,261
Mar-22	£495,740	EX1 4AF	D	18, WILLIS DRIVE	130	£3,813
Dec-20	£356,810	EX5 7FZ	T	18, YONDER ACRE WAY	121	£2,949
Nov-20	£396,782	EX1 3UX	D	180, HAWKINS ROAD	97	£4,091
Jul-20	£340,973	EX1 3YF	T	181, TITHEBARN WAY	98	£3,479
Oct-20	£510,919	EX1 3UX	D	182, HAWKINS ROAD	127	£4,023
Apr-20	£346,474	EX1 3YF	T	183, TITHEBARN WAY	98	£3,535
Dec-20	£546,884	EX1 3UX	D	184, HAWKINS ROAD	129	£4,239
Dec-19	£364,333	EX1 3YF	T	185, TITHEBARN WAY	98	£3,718
Dec-20	£492,195	EX1 3UX	D	186, HAWKINS ROAD	115	£4,280
Dec-19	£323,944	EX1 3YF	T	187, TITHEBARN WAY	85	£3,811
Feb-20	£316,318	EX1 3YF	T	189, TITHEBARN WAY	85	£3,721
Oct-22	£377,936	EX1 4AS	D	19, ALDRIDGE PLACE	91	£4,153
Apr-19	£563,774	EX1 3ZB	D	19, BARNADE VIEW	175	£3,222
Mar-20	£751,294	EX11 1GD	D	19, BARREL CLOSE	192	£3,913
Jan-20	£268,473	EX5 7GQ	T	19, BUZZARD WAY	69	£3,891
Dec-22	£235,202	EX5 7JF	F	19, CALVES CLOSE	71	£3,313
Dec-20	£291,770	EX5 7GW	T	19, CHAFFINCH RISE	78	£3,741
Aug-22	£424,189	EX4 9AR	S	19, DAIRY GROVE	130	£3,263
Jun-21	£394,931	EX1 3XG	S	19, ELMORES WELL AVENUE	84	£4,702
Jan-21	£341,604	EX8 2FZ	S	19, ENGINEERS WAY	80	£4,270
Dec-20	£390,964	EX1 3YX	S	19, FARLEY GROVE	118	£3,313
Nov-20	£430,777	EX1 3YA	D	19, FLAY FIELD	112	£3,846
May-22	£620,929	EX8 4FA	D	19, FLORA CLOSE	195	£3,184
Jan-22	£338,909	EX4 9AP	S	19, GUERNSEY AVENUE	85	£3,987
Sep-21	£277,145	EX5 7JB	T	19, HORSEWELL ROAD	79	£3,508
Oct-20	£342,308	EX5 7GN	T	19, KINGFISHER RISE	90	£3,803
Jun-20	£449,589	EX1 3YB	D	19, LITTLEWORTH CLOSE	112	£4,014
Jun-22	£338,297	EX14 1EP	D	19, OLD SHOW FIELD WAY	85	£3,980
Dec-22	£365,547	EX5 7HY	D	19, ORCHARD WAY	91	£4,017
May-22	£342,808	EX8 2GB	S	19, PARLOUR MEADOW	85	£4,033
Dec-21	£282,890	EX4 8RH	T	19, QUARRY HEIGHTS	71	£3,984
Dec-22	£259,705	EX8 2GA	S	19, SHIPPENS MEAD	63	£4,122
Apr-19	£319,583	EX5 7BZ	T	19, SOUTH VIEW PASTURE	91	£3,512
May-19	£339,153	EX5 7FQ	S	19, SWEET CHESTNUT	79	£4,293
Jan-20	£320,209	EX1 3YF	T	191, TITHEBARN WAY	85	£3,767
Mar-20	£315,001	EX1 3YF	T	193, TITHEBARN WAY	85	£3,706
Oct-20	£455,707	EX1 4AA	D	2, ANDREWS CLOSE	110	£4,143
Apr-22	£272,104	EX5 7HZ	S	2, APPLE WAY	69	£3,944
Mar-20	£369,380	EX1 3ZP	D	2, ARROW FIELD ROAD	85	£4,346
Dec-20	£291,638	EX5 7HR	S	2, BARLEY ROAD	69	£4,227
Jun-19	£497,812	EX1 3ZB	D	2, BARNADE VIEW	128	£3,889
Jul-22	£316,814	EX5 7HB	S	2, BARTON CLOSE	86	£3,684
Dec-21	£313,302	EX5 7HD	S	2, BLINDWELL CRESCENT	80	£3,916
Nov-20	£371,074	EX1 3YU	S	2, BRIDGEMAN PLACE	84	£4,418
Feb-20	£547,595	EX1 3JA	D	2, BRIMLICOMBE MEADOW	172	£3,184
Sep-22	£311,952	EX5 7JQ	S	2, BROAD PARK	85	£3,670
Jun-21	£332,337	EX5 7HE	S	2, BROADHAYS DRIVE	86	£3,864

Dec-19	£474,443	EX1 3ZG	D	2, BUCKLE RISE	114	£4,162
Jun-19	£331,514	EX5 7GX	S	2, BUZZARD WAY	99	£3,349
Dec-22	£317,533	EX5 7JF	S	2, CALVES CLOSE	79	£4,019
Feb-21	£313,846	EX1 3YT	S	2, CART LAND RISE	65	£4,828
Jul-22	£349,415	EX4 8RQ	S	2, CHALK STREET	95	£3,678
Dec-20	£352,441	EX1 3YD	S	2, CHAMBERS LANE	79	£4,461
Dec-21	£383,001	EX1 4AR	D	2, CHANNINGS DRIVE	91	£4,209
Jun-20	£408,926	EX1 3BH	D	2, COAKER ROAD	84	£4,868
Jun-20	£305,619	EX24 6PU	T	2, COLY ROAD	98	£3,119
Sep-21	£475,130	EX1 4AB	D	2, COMER CLOSE	104	£4,569
Jul-22	£397,656	EX12 2FR	S	2, CORMORANT CLOSE	89	£4,468
Feb-21	£228,153	EX5 7HT	T	2, CORN CLOSE	50	£4,563
Oct-19	£445,351	EX13 5GU	D	2, COVERT CLOSE	123	£3,621
Apr-22	£400,764	EX1 4BA	D	2, CROUCHER CLOSE	88	£4,554
Feb-21	£240,161	EX5 7HP	T	2, CROWN MEAD	56	£4,289
Oct-22	£401,588	EX14 1ER	D	2, DAIRY CLOSE	114	£3,523
Sep-20	£378,167	EX5 7GP	T	2, DOVE LANE	119	£3,178
Jan-21	£390,708	EX8 4SX	D	2, DUCHY COURT	90	£4,341
Nov-21	£413,611	EX1 3YR	T	2, ELM PARK WAY	142	£2,913
Nov-19	£532,285	EX1 3XG	D	2, ELMORES WELL AVENUE	143	£3,722
Oct-22	£337,078	EX8 2FZ	D	2, ENGINEERS WAY	86	£3,920
Feb-21	£427,062	EX9 7AU	D	2, EVANS FIELD	97	£4,403
Sep-20	£370,475	EX1 3YX	S	2, FARLEY GROVE	84	£4,410
Aug-20	£436,965	EX1 3GT	D	2, FERGUSON RISE	104	£4,202
Nov-20	£385,878	EX1 3YA	D	2, FLAY FIELD	91	£4,240
Oct-19	£390,791	EX8 4FA	S	2, FLORA CLOSE	78	£5,010
Sep-19	£315,886	EX1 3RR	T	2, GARLAND MEADOW	69	£4,578
Dec-20	£413,145	EX5 7GR	D	2, GOLDFINCH LANE	108	£3,825
Jun-19	£314,486	EX5 7GD	S	2, GREAT ORCHARD	87	£3,615
Nov-19	£301,639	EX14 3FR	S	2, HAMLETT CLOSE	73	£4,132
Jun-19	£545,845	EX1 3GY	D	2, HANNIFORD GARDENS	139	£3,927
Jan-21	£291,561	EX14 3FS	S	2, HIGHER DOWN PARK	73	£3,994
Dec-20	£310,067	EX5 7HJ	S	2, HIGHER FIELD DRIVE	86	£3,605
Dec-20	£337,856	EX5 7HS	D	2, HOME CLOSE	91	£3,713
Feb-21	£304,000	EX5 7JB	S	2, HORSEWELL ROAD	80	£3,800
Aug-21	£293,556	EX5 7HL	T	2, ISLAND AVENUE	80	£3,669
Jan-21	£444,942	EX4 9AN	D	2, JERSEY ROAD	106	£4,198
Sep-22	£461,197	EX1 4AZ	D	2, LANG HILL	115	£4,010
Nov-22	£339,021	EX4 8RP	S	2, LIMESTONE DRIVE	95	£3,569
Jun-21	£216,221	EX5 7HU	T	2, LINHAY ROAD	50	£4,324
Aug-20	£370,358	EX5 7GT	D	2, LINNET PARK	90	£4,115
Nov-19	£460,229	EX1 3XQ	D	2, LITTLE MEADOW	128	£3,596
Dec-22	£341,035	EX5 7JR	D	2, LITTLE SANSON	85	£4,012
Aug-20	£316,336	EX1 3YB	S	2, LITTLEWORTH CLOSE	69	£4,585
Sep-20	£313,301	EX5 7HF	D	2, LONG MEADOW ROAD	86	£3,643
Jun-20	£351,476	EX14 3FX	D	2, LONGLANDS WAY	88	£3,994
Mar-21	£245,177	EX5 7HQ	T	2, LOWER FURLONG CLOSE	56	£4,378
Nov-21	£363,392	EX14 3FT	D	2, LOWER GREEN WAY	84	£4,326
Jun-19	£219,586	EX5 7GF	F	2, LOWER RAY	72	£3,050
Dec-20	£426,134	EX1 4AG	D	2, MILLER GROVE	104	£4,097

Jun-22	£271,437	EX5 7GZ	D	2, MOWFIELD LANE	86	£3,156
Jun-19	£262,440	EX1 3UG	T	2, MURCH RISE	50	£5,249
Oct-19	£690,663	EX11 1FR	D	2, OAK TREE GARDENS	138	£5,005
Dec-22	£362,350	EX5 7HY	D	2, ORCHARD WAY	88	£4,118
Dec-20	£492,201	EX12 2FQ	D	2, OSPREY AVENUE	123	£4,002
Sep-21	£447,816	EX8 2GB	D	2, PARLOUR MEADOW	114	£3,928
Jun-22	£290,131	EX5 7HX	T	2, PEAR CLOSE	89	£3,260
Nov-21	£340,686	EX5 7JA	D	2, PLUM CLOSE	91	£3,744
Dec-22	£288,091	EX5 7HN	T	2, POND CLOSE	80	£3,601
Jun-20	£545,937	EX12 2FZ	D	2, POTTERS WAY	138	£3,956
Dec-19	£367,815	EX1 3ZF	S	2, QUERN RISE	85	£4,327
Jun-21	£440,645	EX1 3LQ	D	2, RANJAN PLACE	123	£3,582
Dec-20	£413,145	EX5 7GU	D	2, ROBIN LANE	108	£3,825
Sep-19	£393,587	EX12 2FY	S	2, ROGERS WAY	96	£4,100
Nov-22	£357,925	EX1 3ZJ	D	2, ROUGEMONT DRIVE	94	£3,808
Sep-19	£309,692	EX5 7GB	T	2, RUSH MEADOW ROAD	87	£3,560
May-19	£422,433	EX1 3GS	D	2, RUTLERY FIELD	97	£4,355
Dec-22	£565,900	EX1 4AE	D	2, SALTER GARDENS	131	£4,320
Feb-21	£307,692	EX24 6AH	S	2, SAXON MEADOW	82	£3,752
Sep-19	£479,649	EX1 3XW	D	2, SHARLANDS VIEW	128	£3,747
May-19	£332,637	EX12 2FH	S	2, SHEARWATER WAY	85	£3,913
Apr-21	£409,864	EX14 1EL	D	2, SION CLOSE	107	£3,831
Jun-22	£385,958	EX1 3ZL	S	2, SLOE GARDENS	91	£4,241
Dec-19	£390,751	EX5 7GS	T	2, SPARROW DRIVE	119	£3,284
Jul-19	£263,723	EX5 7GJ	T	2, STOCKHAM LANE	68	£3,878
Sep-21	£343,286	EX5 7HH	D	2, STONY AVENUE	86	£3,992
Feb-20	£391,172	EX1 3ZE	T	2, TREVISKER GARDENS	107	£3,656
Dec-22	£392,880	EX1 3HU	S	2, TUCKWELL GROVE	84	£4,677
Oct-19	£376,352	EX1 3TT	D	2, TURNER CLOSE	91	£4,136
Jun-21	£354,558	EX5 7HW	D	2, WATER LAKE AVENUE	88	£4,029
May-22	£430,288	EX1 4AD	D	2, WHITE CLOSE	97	£4,436
May-22	£544,669	EX1 4AF	D	2, WILLIS DRIVE	130	£4,190
Dec-19	£308,806	EX1 3LL	T	2, WILLS LANE	65	£4,751
Dec-19	£186,651	EX8 2FW	S	2, WRAGG DRIVE	83	£2,249
Jun-19	£353,724	EX5 7FZ	T	2, YONDER ACRE WAY	103	£3,434
Nov-22	£223,144	EX5 7HZ	T	20, APPLE WAY	50	£4,463
Dec-20	£346,364	EX5 7HR	D	20, BARLEY ROAD	91	£3,806
Jun-23	£418,394	EX5 7JQ	D	20, BROAD PARK	126	£3,321
Sep-19	£286,820	EX5 7GX	T	20, BUZZARD WAY	87	£3,297
Dec-22	£316,588	EX13 5GY	S	20, CHAPEL WAY	72	£4,397
Apr-19	£454,868	EX5 7GA	D	20, CRABTREE CLOSE	128	£3,554
Dec-22	£308,211	EX5 7JN	S	20, ELBOW CLOSE	85	£3,626
Jul-22	£542,735	EX1 3YR	D	20, ELM PARK WAY	139	£3,905
Mar-21	£407,012	EX8 2FZ	D	20, ENGINEERS WAY	109	£3,734
Aug-22	£391,265	EX1 3YX	S	20, FARLEY GROVE	109	£3,590
Nov-19	£538,622	EX1 3XN	D	20, FLINT FIELD WAY	143	£3,767
Oct-19	£240,182	EX5 7GD	T	20, GREAT ORCHARD	56	£4,289
Oct-21	£354,861	EX4 9AP	S	20, GUERNSEY AVENUE	85	£4,175
Aug-21	£476,250	EX5 7JB	D	20, HORSEWELL ROAD	144	£3,307
Jun-21	£420,972	EX4 9AN	D	20, JERSEY ROAD	106	£3,971

Dec-22	£313,263	EX1 4AZ	S	20, LANG HILL	65	£4,819
Sep-20	£382,878	EX1 3YB	D	20, LITTLEWORTH CLOSE	91	£4,207
Sep-20	£321,132	EX5 7HF	S	20, LONG MEADOW ROAD	86	£3,734
Dec-19	£75,099	EX14 3FE	F	20, MEADOW ACRE ROAD	56	£1,341
Apr-22	£279,879	EX5 7HY	S	20, ORCHARD WAY	69	£4,056
Dec-21	£446,530	EX8 2GB	D	20, PARLOUR MEADOW	107	£4,173
Jul-22	£340,546	EX4 8RH	S	20, QUARRY HEIGHTS	86	£3,960
Sep-21	£348,545	EX14 1EL	S	20, SION CLOSE	85	£4,101
Mar-22	£311,201	EX1 3XF	S	20, STONE BARTON ROAD	64	£4,863
May-20	£517,760	EX1 3HU	D	20, TUCKWELL GROVE	139	£3,725
Apr-22	£482,557	EX1 4AF	D	20, WILLIS DRIVE	121	£3,988
Nov-20	£358,643	EX5 7FZ	S	20, YONDER ACRE WAY	103	£3,482
Jun-22	£273,713	EX1 4AS	T	21, ALDRIDGE PLACE	50	£5,474
Mar-20	£711,333	EX11 1GD	D	21, BARREL CLOSE	192	£3,705
Oct-19	£279,577	EX5 7GQ	T	21, BUZZARD WAY	69	£4,052
Oct-22	£501,885	EX4 9AR	D	21, DAIRY GROVE	124	£4,047
Feb-21	£374,763	EX1 3XG	S	21, ELMORES WELL AVENUE	107	£3,502
Mar-21	£335,032	EX8 2FZ	S	21, ENGINEERS WAY	80	£4,188
Dec-20	£403,329	EX1 3YX	S	21, FARLEY GROVE	118	£3,418
May-22	£645,485	EX8 4FA	D	21, FLORA CLOSE	195	£3,310
Apr-20	£391,758	EX1 3RR	D	21, GARLAND MEADOW	101	£3,879
Nov-21	£356,499	EX4 9AP	S	21, GUERNSEY AVENUE	85	£4,194
Aug-21	£476,250	EX5 7JB	D	21, HORSEWELL ROAD	144	£3,307
Jun-20	£358,594	EX1 3YB	S	21, LITTLEWORTH CLOSE	79	£4,539
Jul-22	£299,372	EX14 1EP	S	21, OLD SHOW FIELD WAY	79	£3,790
Dec-22	£442,280	EX5 7HY	D	21, ORCHARD WAY	111	£3,985
Dec-21	£282,890	EX4 8RH	T	21, QUARRY HEIGHTS	71	£3,984
Apr-19	£320,218	EX5 7BZ	S	21, SOUTH VIEW PASTURE	91	£3,519
Jun-22	£553,476	EX1 3HU	D	21, TUCKWELL GROVE	132	£4,193
Nov-19	£314,288	EX1 3YF	T	211, TITHEBARN WAY	85	£3,698
Nov-19	£301,716	EX1 3YF	T	213, TITHEBARN WAY	85	£3,550
Dec-19	£317,586	EX1 3YF	T	215, TITHEBARN WAY	85	£3,736
Nov-19	£314,288	EX1 3YF	T	217, TITHEBARN WAY	85	£3,698
Sep-19	£309,686	EX1 3YF	T	219, TITHEBARN WAY	85	£3,643
Oct-22	£262,646	EX5 7HZ	T	22, APPLE WAY	50	£5,253
Aug-19	£299,681	EX5 7GX	T	22, BUZZARD WAY	87	£3,445
Nov-22	£281,412	EX13 5GY	S	22, CHAPEL WAY	80	£3,518
Jan-22	£224,151	EX13 5GU	T	22, COVERT CLOSE	60	£3,736
Apr-19	£454,868	EX5 7GA	D	22, CRABTREE CLOSE	128	£3,554
Aug-22	£391,438	EX1 3YR	D	22, ELM PARK WAY	94	£4,164
Sep-21	£359,861	EX8 2FZ	T	22, ENGINEERS WAY	85	£4,234
Aug-22	£404,042	EX1 3YX	S	22, FARLEY GROVE	109	£3,707
Nov-19	£538,622	EX1 3XN	D	22, FLINT FIELD WAY	143	£3,767
Mar-20	£267,688	EX1 3RR	T	22, GARLAND MEADOW	50	£5,354
Nov-19	£228,481	EX5 7GD	T	22, GREAT ORCHARD	56	£4,080
Nov-21	£331,509	EX4 9AP	S	22, GUERNSEY AVENUE	85	£3,900
Jul-21	£457,563	EX5 7JB	D	22, HORSEWELL ROAD	126	£3,631
Dec-20	£311,543	EX1 3YB	S	22, LITTLEWORTH CLOSE	69	£4,515
Apr-20	£353,343	EX5 7HF	D	22, LONG MEADOW ROAD	86	£4,109
Apr-22	£274,325	EX5 7HY	S	22, ORCHARD WAY	69	£3,976

Dec-21	£451,169	EX8 2GB	D	22, PARLOUR MEADOW	107	£4,217
Jun-22	£334,745	EX4 8RH	S	22, QUARRY HEIGHTS	86	£3,892
Sep-21	£310,062	EX5 7DX	S	22, RADFORDS TURF	80	£3,876
Aug-19	£309,890	EX5 7GB	T	22, RUSH MEADOW ROAD	108	£2,869
Jul-19	£224,982	EX12 2FH	F	22, SHEARWATER WAY	60	£3,750
Feb-22	£393,399	EX14 1EL	D	22, SION CLOSE	107	£3,677
Apr-22	£260,998	EX1 3XF	S	22, STONE BARTON ROAD	91	£2,868
May-19	£298,714	EX5 7FQ	S	22, SWEET CHESTNUT	69	£4,329
Jun-21	£368,592	EX1 3HU	S	22, TUCKWELL GROVE	83	£4,441
Feb-22	£353,497	EX11 1GQ	S	22, TUMBLING WEIR WAY	109	£3,243
Jun-19	£314,479	EX5 7GH	S	22, WESTLAND WAY	69	£4,558
Sep-20	£350,178	EX5 7FZ	T	22, YONDER ACRE WAY	103	£3,400
Dec-19	£317,586	EX1 3YF	T	221, TITHEBARN WAY	85	£3,736
Sep-19	£349,173	EX1 3YF	T	223, TITHEBARN WAY	98	£3,563
Jan-20	£342,624	EX1 3YF	T	225, TITHEBARN WAY	98	£3,496
Mar-20	£324,843	EX1 3YF	T	227, TITHEBARN WAY	98	£3,315
Jul-20	£339,685	EX1 3YF	T	229, TITHEBARN WAY	98	£3,466
Nov-19	£300,418	EX5 7GQ	S	23, BUZZARD WAY	69	£4,354
Jun-20	£235,517	EX5 7GW	T	23, CHAFFINCH RISE	53	£4,444
Oct-22	£421,625	EX4 9AR	S	23, DAIRY GROVE	130	£3,243
Feb-21	£375,378	EX1 3XG	S	23, ELMORES WELL AVENUE	107	£3,508
Mar-21	£356,352	EX8 2FZ	S	23, ENGINEERS WAY	80	£4,454
Feb-21	£439,263	EX1 3YX	D	23, FARLEY GROVE	121	£3,630
Mar-21	£307,194	EX1 3YA	S	23, FLAY FIELD	69	£4,452
Jul-22	£667,564	EX8 4FA	D	23, FLORA CLOSE	195	£3,423
Apr-20	£261,692	EX1 3RR	T	23, GARLAND MEADOW	50	£5,234
Jun-20	£374,981	EX1 3YB	S	23, LITTLEWORTH CLOSE	79	£4,747
Jul-22	£316,814	EX14 1EP	S	23, OLD SHOW FIELD WAY	79	£4,010
Jul-22	£407,051	EX5 7HY	D	23, ORCHARD WAY	111	£3,667
Dec-21	£280,144	EX4 8RH	T	23, QUARRY HEIGHTS	71	£3,946
Dec-21	£264,897	EX4 8RE	S	23, QUARTZ ROW	70	£3,784
Sep-21	£263,553	EX14 1EL	S	23, SION CLOSE	63	£4,183
Jun-22	£431,423	EX1 3HU	D	23, TUCKWELL GROVE	105	£4,109
Nov-22	£305,311	EX13 5GY	S	24, CHAPEL WAY	80	£3,816
Jan-21	£433,510	EX13 5GR	D	24, CHARTER ROAD	160	£2,709
Sep-20	£347,809	EX1 3BH	S	24, COAKER ROAD	79	£4,403
Dec-21	£222,084	EX13 5GU	T	24, COVERT CLOSE	60	£3,701
Mar-22	£387,890	EX1 3YR	S	24, ELM PARK WAY	97	£3,999
Sep-21	£334,908	EX8 2FZ	T	24, ENGINEERS WAY	79	£4,239
Aug-22	£392,303	EX1 3YX	S	24, FARLEY GROVE	109	£3,599
Dec-19	£550,636	EX1 3XN	D	24, FLINT FIELD WAY	143	£3,851
Apr-20	£253,667	EX1 3RR	T	24, GARLAND MEADOW	50	£5,073
Nov-19	£380,208	EX5 7GD	D	24, GREAT ORCHARD	115	£3,306
Sep-21	£472,761	EX5 7JB	D	24, HORSEWELL ROAD	144	£3,283
Jun-22	£342,987	EX4 9AN	S	24, JERSEY ROAD	85	£4,035
Nov-20	£312,939	EX1 3YB	S	24, LITTLEWORTH CLOSE	69	£4,535
Aug-21	£441,279	EX1 3GQ	D	24, MANLEY MEADOW	104	£4,243
Feb-22	£271,658	EX5 7HY	S	24, ORCHARD WAY	69	£3,937
Feb-22	£450,888	EX8 2GB	D	24, PARLOUR MEADOW	114	£3,955
Aug-19	£394,753	EX11 1FQ	D	24, PAVEY RUN	92	£4,291

Oct-22	£321,122	EX4 8RH	S	24, QUARRY HEIGHTS	86	£3,734
Jun-21	£307,563	EX5 7DX	S	24, RADFORDS TURF	80	£3,845
Aug-19	£312,133	EX5 7GB	T	24, RUSH MEADOW ROAD	108	£2,890
Jun-19	£235,610	EX12 2FH	F	24, SHEARWATER WAY	60	£3,927
Feb-22	£411,862	EX14 1EL	D	24, SION CLOSE	107	£3,849
Apr-22	£382,034	EX1 3XF	S	24, STONE BARTON ROAD	91	£4,198
Jun-21	£349,256	EX1 3HU	S	24, TUCKWELL GROVE	79	£4,421
Jun-19	£314,479	EX5 7GH	S	24, WESTLAND WAY	69	£4,558
Nov-19	£294,026	EX5 7GQ	S	25, BUZZARD WAY	69	£4,261
Jun-20	£229,150	EX5 7GW	T	25, CHAFFINCH RISE	53	£4,324
May-21	£407,411	EX1 3BH	S	25, COAKER ROAD	110	£3,704
Dec-20	£456,138	EX1 3XG	D	25, ELMORES WELL AVENUE	114	£4,001
Mar-21	£353,805	EX8 2FZ	S	25, ENGINEERS WAY	80	£4,423
Mar-21	£310,880	EX1 3YA	S	25, FLAY FIELD	69	£4,506
Nov-22	£570,592	EX8 4FA	D	25, FLORA CLOSE	172	£3,317
Jul-21	£295,301	EX5 7JB	S	25, HORSEWELL ROAD	79	£3,738
Jun-22	£347,348	EX4 9AN	S	25, JERSEY ROAD	85	£4,086
Aug-22	£404,486	EX14 1EP	D	25, OLD SHOW FIELD WAY	114	£3,548
Oct-22	£342,185	EX5 7HY	D	25, ORCHARD WAY	91	£3,760
Dec-21	£280,144	EX4 8RH	T	25, QUARRY HEIGHTS	71	£3,946
Sep-21	£263,553	EX14 1EL	S	25, SION CLOSE	63	£4,183
Jun-22	£301,599	EX1 3HU	S	25, TUCKWELL GROVE	65	£4,640
Dec-22	£204,030	EX13 5GY	T	26, CHAPEL WAY	60	£3,400
Feb-21	£424,276	EX13 5GR	D	26, CHARTER ROAD	139	£3,052
Nov-20	£455,052	EX1 3BH	D	26, COAKER ROAD	120	£3,792
Apr-22	£297,553	EX13 5GU	D	26, COVERT CLOSE	95	£3,132
Sep-21	£335,084	EX8 2FZ	T	26, ENGINEERS WAY	79	£4,242
Aug-22	£542,795	EX1 3YX	D	26, FARLEY GROVE	133	£4,081
Feb-20	£477,079	EX1 3XN	D	26, FLINT FIELD WAY	128	£3,727
Oct-19	£368,204	EX5 7GD	D	26, GREAT ORCHARD	108	£3,409
Dec-21	£467,633	EX4 9AP	D	26, GUERNSEY AVENUE	131	£3,570
Jun-21	£308,167	EX5 7JB	S	26, HORSEWELL ROAD	79	£3,901
Jun-22	£476,653	EX4 9AN	D	26, JERSEY ROAD	131	£3,639
Apr-20	£247,424	EX5 7GN	T	26, KINGFISHER RISE	65	£3,807
Feb-22	£282,227	EX5 7HY	S	26, ORCHARD WAY	69	£4,090
Feb-22	£446,653	EX8 2GB	D	26, PARLOUR MEADOW	114	£3,918
Aug-19	£320,873	EX5 7GB	T	26, RUSH MEADOW ROAD	108	£2,971
Jun-19	£237,384	EX12 2FH	F	26, SHEARWATER WAY	60	£3,956
Feb-22	£410,308	EX14 1EL	D	26, SION CLOSE	107	£3,835
Jun-21	£351,190	EX1 3HU	S	26, TUCKWELL GROVE	79	£4,445
Aug-21	£341,833	EX5 7FZ	T	26, YONDER ACRE WAY	103	£3,319
Nov-19	£260,794	EX5 7GQ	S	27, BUZZARD WAY	72	£3,622
Jun-20	£235,517	EX5 7GW	T	27, CHAFFINCH RISE	53	£4,444
Sep-21	£315,071	EX1 4AR	T	27, CHANNINGS DRIVE	69	£4,566
May-21	£395,249	EX1 3BH	S	27, COAKER ROAD	109	£3,626
Oct-22	£501,885	EX4 9AR	D	27, DAIRY GROVE	124	£4,047
Dec-20	£390,912	EX1 3XG	S	27, ELMORES WELL AVENUE	107	£3,653
Oct-21	£360,454	EX8 2FZ	S	27, ENGINEERS WAY	80	£4,506
Mar-21	£344,058	EX1 3YA	S	27, FLAY FIELD	79	£4,355
Nov-22	£570,592	EX8 4FA	D	27, FLORA CLOSE	172	£3,317

Dec-21	£634,261	EX4 9AP	D	27, GUERNSEY AVENUE	167	£3,798
Jun-21	£340,136	EX5 7JB	D	27, HORSEWELL ROAD	85	£4,002
Jul-22	£262,191	EX5 7HQ	S	27, LOWER FURLONG CLOSE	56	£4,682
Feb-22	£435,101	EX1 3GQ	D	27, MANLEY MEADOW	110	£3,955
Oct-22	£418,794	EX5 7HY	D	27, ORCHARD WAY	111	£3,773
Dec-21	£282,890	EX4 8RH	T	27, QUARRY HEIGHTS	71	£3,984
Sep-21	£316,025	EX14 1EL	S	27, SION CLOSE	79	£4,000
Nov-19	£296,373	EX5 7FQ	S	27, SWEET CHESTNUT	69	£4,295
Dec-21	£371,568	EX1 4AR	D	28, CHANNINGS DRIVE	88	£4,222
Nov-22	£213,375	EX13 5GY	T	28, CHAPEL WAY	60	£3,556
Nov-20	£414,066	EX13 5GR	D	28, CHARTER ROAD	139	£2,979
Mar-21	£396,505	EX1 3BH	S	28, COAKER ROAD	110	£3,605
Oct-19	£180,725	EX9 7AU	F	28, EVANS FIELD	49	£3,688
Aug-22	£309,979	EX1 3YX	S	28, FARLEY GROVE	64	£4,843
Nov-21	£464,497	EX4 9AP	D	28, GUERNSEY AVENUE	131	£3,546
Mar-21	£323,284	EX5 7GY	D	28, HIGHER FURLONG ROAD	86	£3,759
Jun-21	£336,643	EX5 7JB	T	28, HORSEWELL ROAD	85	£3,961
Jun-20	£260,986	EX5 7GN	T	28, KINGFISHER RISE	65	£4,015
Dec-19	£352,155	EX5 7HQ	D	28, LOWER FURLONG CLOSE	86	£4,095
Nov-19	£377,129	EX14 3FE	S	28, MEADOW ACRE ROAD	116	£3,251
Dec-21	£243,372	EX5 7HY	T	28, ORCHARD WAY	50	£4,867
Mar-22	£446,228	EX8 2GB	D	28, PARLOUR MEADOW	114	£3,914
Aug-21	£290,019	EX5 7DX	T	28, RADFORDS TURF	80	£3,625
Jun-19	£330,632	EX5 7GB	T	28, RUSH MEADOW ROAD	108	£3,061
Jan-21	£536,807	EX12 2FH	S	28, SHEARWATER WAY	123	£4,364
Jun-21	£510,804	EX1 3HU	D	28, TUCKWELL GROVE	131	£3,899
Jun-22	£214,591	EX13 5GX	T	28, WAGTAIL WALK	60	£3,577
Jun-21	£354,076	EX5 7FZ	T	28, YONDER ACRE WAY	121	£2,926
Nov-19	£264,629	EX5 7GQ	S	29, BUZZARD WAY	72	£3,675
Jun-20	£265,008	EX5 7GW	S	29, CHAFFINCH RISE	60	£4,417
Sep-21	£300,868	EX1 4AR	T	29, CHANNINGS DRIVE	69	£4,360
Dec-21	£302,697	EX13 5GY	T	29, CHAPEL WAY	90	£3,363
Jun-21	£386,719	EX1 3BH	S	29, COAKER ROAD	109	£3,548
Nov-22	£578,600	EX4 9AR	D	29, DAIRY GROVE	145	£3,990
Dec-20	£372,303	EX1 3XG	S	29, ELMORES WELL AVENUE	107	£3,479
Jun-21	£342,478	EX8 2FZ	S	29, ENGINEERS WAY	80	£4,281
Apr-21	£351,638	EX1 3YA	S	29, FLAY FIELD	79	£4,451
Nov-22	£549,843	EX8 4FA	D	29, FLORA CLOSE	172	£3,197
Sep-21	£413,258	EX4 9AP	D	29, GUERNSEY AVENUE	106	£3,899
Mar-21	£325,610	EX5 7JB	D	29, HORSEWELL ROAD	86	£3,786
Dec-19	£228,819	EX5 7HQ	F	29, LOWER FURLONG CLOSE	71	£3,223
Dec-21	£433,766	EX1 3GQ	D	29, MANLEY MEADOW	104	£4,171
May-22	£235,505	EX5 7HY	T	29, ORCHARD WAY	50	£4,710
Jun-22	£350,666	EX4 8RH	S	29, QUARRY HEIGHTS	95	£3,691
Dec-20	£306,530	EX5 7HA	S	29, RUSH MEADOW ROAD	80	£3,832
Oct-21	£313,944	EX14 1EL	S	29, SION CLOSE	79	£3,974
Jun-19	£302,692	EX5 7FQ	S	29, SWEET CHESTNUT	69	£4,387
Oct-20	£458,023	EX1 4AA	D	3, ANDREWS CLOSE	110	£4,164
Sep-22	£267,359	EX5 7HZ	T	3, APPLE WAY	89	£3,004
Jun-19	£306,182	EX1 3XJ	T	3, ARMLET ROW	66	£4,639

May-20	£579,461	EX1 3ZP	D	3, ARROW FIELD ROAD	158	£3,667
Jun-19	£308,755	EX1 3XL	T	3, ASHLAR ROW	66	£4,678
Jun-22	£302,054	EX5 7HB	S	3, BARTON CLOSE	80	£3,776
Sep-21	£313,043	EX5 7HD	S	3, BLINDWELL CRESCENT	80	£3,913
Oct-19	£424,030	EX1 3JA	D	3, BRIMLICOMBE MEADOW	105	£4,038
Feb-23	£355,735	EX1 3ZN	D	3, BRONZE DRIVE	91	£3,909
Sep-20	£305,693	EX1 3ZG	S	3, BUCKLE RISE	66	£4,632
Dec-21	£244,523	EX5 7GQ	T	3, BUZZARD WAY	65	£3,762
Sep-22	£315,050	EX5 7JF	S	3, CALVES CLOSE	79	£3,988
Jan-22	£467,638	EX5 7GW	D	3, CHAFFINCH RISE	138	£3,389
Dec-20	£347,483	EX1 3YD	S	3, CHAMBERS LANE	79	£4,399
Oct-22	£426,103	EX1 3BH	S	3, COAKER ROAD	121	£3,522
Feb-21	£305,221	EX24 6PU	T	3, COLY ROAD	98	£3,115
Dec-19	£259,948	EX12 2FR	D	3, CORMORANT CLOSE	55	£4,726
Aug-21	£193,935	EX5 7HT	T	3, CORN CLOSE	89	£2,179
Jun-22	£482,489	EX1 4BA	D	3, CROUCHER CLOSE	118	£4,089
Dec-21	£254,332	EX5 7HP	T	3, CROWN MEAD	56	£4,542
May-22	£540,075	EX4 9AR	D	3, DAIRY GROVE	140	£3,858
Mar-21	£400,830	EX8 4SX	D	3, DUCHY COURT	90	£4,454
Jun-21	£510,804	EX1 3YR	D	3, ELM PARK WAY	139	£3,675
Sep-21	£209,111	EX1 3XG	F	3, ELMORES WELL AVENUE	59	£3,544
Nov-20	£363,327	EX8 2FZ	D	3, ENGINEERS WAY	87	£4,176
Nov-20	£344,784	EX1 3YX	S	3, FARLEY GROVE	79	£4,364
Dec-20	£402,121	EX1 3GT	D	3, FERGUSON RISE	97	£4,146
Jun-20	£329,718	EX1 3YA	S	3, FLAY FIELD	69	£4,779
Mar-20	£395,629	EX8 4FA	S	3, FLORA CLOSE	107	£3,697
Apr-21	£467,889	EX1 3ZT	D	3, FORD WAY	114	£4,104
Jun-19	£293,317	EX1 3RR	T	3, GARLAND MEADOW	75	£3,911
Jun-21	£302,064	EX5 7GR	S	3, GOLDFINCH LANE	78	£3,873
Jun-19	£342,325	EX5 7GD	D	3, GREAT ORCHARD	88	£3,890
Feb-20	£301,403	EX14 3FR	S	3, HAMLETT CLOSE	73	£4,129
Oct-22	£220,619	EX12 2FS	D	3, HERON CRESCENT	57	£3,871
Jun-21	£309,716	EX14 3FS	T	3, HIGHER DOWN PARK	81	£3,824
May-21	£242,066	EX5 7HJ	T	3, HIGHER FIELD DRIVE	56	£4,323
Oct-20	£228,245	EX5 7HS	T	3, HOME CLOSE	50	£4,565
Oct-19	£289,237	EX14 3FQ	S	3, HOME MEAD	66	£4,382
Feb-21	£309,846	EX5 7JB	S	3, HORSEWELL ROAD	86	£3,603
Jun-21	£245,440	EX5 7HL	T	3, ISLAND AVENUE	56	£4,383
Aug-19	£299,585	EX5 7GN	T	3, KINGFISHER RISE	78	£3,841
Jun-21	£227,908	EX5 7HU	T	3, LINHAY ROAD	50	£4,558
Dec-19	£278,211	EX5 7GE	T	3, LITTLE MEAD	79	£3,522
Oct-19	£479,358	EX1 3XQ	D	3, LITTLE MEADOW	124	£3,866
Jun-20	£327,132	EX1 3YB	S	3, LITTLEWORTH CLOSE	69	£4,741
Nov-22	£228,193	EX5 7JE	F	3, LONG PARK	71	£3,214
Jan-21	£446,650	EX14 3FX	S	3, LONGLANDS WAY	129	£3,462
Nov-21	£328,623	EX1 3ZA	T	3, LOWER COPPICE	79	£4,160
Mar-21	£226,041	EX5 7HQ	T	3, LOWER FURLONG CLOSE	56	£4,036
Nov-21	£454,242	EX14 3FT	D	3, LOWER GREEN WAY	122	£3,723
Nov-19	£242,896	EX5 7GF	S	3, LOWER RAY	56	£4,337
Oct-20	£495,291	EX1 3GQ	D	3, MANLEY MEADOW	121	£4,093

Oct-21	£392,971	EX4 8RF	D	3, MARBLE WALK	106	£3,707
Feb-20	£191,185	EX13 5FG	F	3, MITCHELL GARDENS	70	£2,731
Apr-22	£279,460	EX5 7GZ	T	3, MOWFIELD LANE	80	£3,493
Jun-19	£263,733	EX1 3UG	T	3, MURCH RISE	50	£5,275
Mar-22	£304,744	EX14 1EP	S	3, OLD SHOW FIELD WAY	79	£3,858
Oct-21	£353,185	EX8 2GB	S	3, PARLOUR MEADOW	79	£4,471
Dec-21	£350,989	EX5 7JA	D	3, PLUM CLOSE	91	£3,857
Dec-19	£533,212	EX12 2FZ	D	3, POTTERS WAY	147	£3,627
Dec-19	£396,969	EX1 3ZF	D	3, QUERN RISE	85	£4,670
Mar-20	£403,026	EX1 3LQ	D	3, RANJAN PLACE	90	£4,478
Jan-22	£473,341	EX5 7GU	D	3, ROBIN LANE	138	£3,430
Dec-22	£285,780	EX1 3ZJ	S	3, ROUGEMONT DRIVE	64	£4,465
Nov-22	£529,089	EX1 4AE	D	3, SALTER GARDENS	120	£4,409
May-21	£332,883	EX24 6AH	D	3, SAXON MEADOW	82	£4,060
Dec-19	£331,168	EX5 7BW	S	3, SEVEN ACRES	91	£3,639
Jun-19	£493,912	EX1 3XW	D	3, SHARLANDS VIEW	124	£3,983
Jun-21	£255,374	EX8 2GA	T	3, SHIPPENS MEAD	63	£4,054
Dec-22	£308,922	EX14 1EZ	S	3, SILK DRIVE	79	£3,910
Jun-21	£302,124	EX14 1EL	S	3, SION CLOSE	79	£3,824
Dec-19	£432,959	EX5 7BZ	D	3, SOUTH VIEW PASTURE	129	£3,356
Aug-21	£295,196	EX1 4AQ	T	3, STEPHENS WAY	69	£4,278
Feb-20	£378,553	EX1 3ZE	T	3, TREVISKER GARDENS	107	£3,538
May-19	£476,525	EX12 2FP	D	3, TURNSTONE AVENUE	110	£4,332
Sep-21	£355,164	EX5 7HW	D	3, WATER LAKE AVENUE	88	£4,036
Dec-21	£452,323	EX1 4AD	D	3, WHITE CLOSE	110	£4,112
Jul-22	£542,730	EX1 4AF	D	3, WILLIS DRIVE	120	£4,523
May-22	£388,385	EX1 4AR	D	30, CHANNINGS DRIVE	91	£4,268
Nov-22	£213,375	EX13 5GY	T	30, CHAPEL WAY	60	£3,556
Oct-20	£444,806	EX13 5GR	D	30, CHARTER ROAD	160	£2,780
Mar-21	£393,216	EX1 3BH	S	30, COAKER ROAD	120	£3,277
Sep-21	£350,609	EX8 2FZ	S	30, ENGINEERS WAY	79	£4,438
Feb-20	£170,596	EX9 7AU	F	30, EVANS FIELD	49	£3,482
Sep-22	£302,282	EX1 3YX	S	30, FARLEY GROVE	64	£4,723
Dec-20	£376,746	EX1 3YA	D	30, FLAY FIELD	91	£4,140
Jun-21	£399,278	EX4 9AP	D	30, GUERNSEY AVENUE	106	£3,767
Apr-21	£341,502	EX5 7GY	D	30, HIGHER FURLONG ROAD	86	£3,971
Mar-21	£307,200	EX5 7JB	S	30, HORSEWELL ROAD	79	£3,889
Apr-20	£340,231	EX5 7GN	T	30, KINGFISHER RISE	90	£3,780
Dec-19	£322,148	EX5 7HQ	S	30, LOWER FURLONG CLOSE	86	£3,746
Oct-21	£492,853	EX1 3GQ	D	30, MANLEY MEADOW	127	£3,881
Nov-19	£402,633	EX14 3FE	S	30, MEADOW ACRE ROAD	116	£3,471
Mar-22	£348,907	EX8 2GB	D	30, PARLOUR MEADOW	85	£4,105
Jun-19	£328,059	EX5 7GB	T	30, RUSH MEADOW ROAD	108	£3,038
Dec-20	£534,737	EX12 2FH	D	30, SHEARWATER WAY	123	£4,347
Aug-21	£498,721	EX1 3HU	D	30, TUCKWELL GROVE	130	£3,836
Nov-21	£339,898	EX5 7FZ	T	30, YONDER ACRE WAY	121	£2,809
Nov-21	£299,160	EX1 4AR	T	31, CHANNINGS DRIVE	69	£4,336
Dec-21	£301,731	EX13 5GY	T	31, CHAPEL WAY	72	£4,191
May-21	£404,528	EX1 3BH	S	31, COAKER ROAD	110	£3,678
Dec-22	£547,856	EX4 9AR	D	31, DAIRY GROVE	145	£3,778

Dec-20	£372,297	EX1 3XG	S	31, ELMORES WELL AVENUE	107	£3,479
Jul-21	£348,484	EX8 2FZ	S	31, ENGINEERS WAY	80	£4,356
Mar-21	£319,482	EX1 3YA	S	31, FLAY FIELD	69	£4,630
Dec-22	£612,797	EX8 4FA	D	31, FLORA CLOSE	172	£3,563
Jun-21	£658,127	EX4 9AP	D	31, GUERNSEY AVENUE	167	£3,941
Mar-21	£289,754	EX5 7JB	S	31, HORSEWELL ROAD	79	£3,668
Sep-20	£255,376	EX1 3UQ	T	31, HUTCHINGS DRIVE	50	£5,108
Apr-23	£675,963	EX1 3GQ	D	31, MANLEY MEADOW	152	£4,447
May-20	£383,425	EX14 3FE	S	31, MEADOW ACRE ROAD	119	£3,222
May-22	£224,652	EX5 7HY	T	31, ORCHARD WAY	50	£4,493
Nov-20	£305,518	EX5 7HA	S	31, RUSH MEADOW ROAD	79	£3,867
Oct-21	£324,741	EX14 1EL	S	31, SION CLOSE	79	£4,111
May-22	£426,676	EX1 3HU	D	31, TUCKWELL GROVE	105	£4,064
Dec-22	£314,304	EX13 5GY	S	32, CHAPEL WAY	80	£3,929
Apr-21	£390,305	EX1 3BH	S	32, COAKER ROAD	120	£3,253
Sep-21	£350,609	EX8 2FZ	S	32, ENGINEERS WAY	79	£4,438
Sep-19	£159,964	EX9 7AU	F	32, EVANS FIELD	49	£3,265
Dec-20	£357,405	EX1 3YA	S	32, FLAY FIELD	79	£4,524
Mar-21	£280,638	EX5 7GY	T	32, HIGHER FURLONG ROAD	80	£3,508
Mar-21	£307,200	EX5 7JB	S	32, HORSEWELL ROAD	79	£3,889
Jul-22	£539,878	EX1 3GQ	D	32, MANLEY MEADOW	130	£4,153
Nov-19	£396,298	EX14 3FE	S	32, MEADOW ACRE ROAD	116	£3,416
Jan-22	£228,725	EX5 7HY	T	32, ORCHARD WAY	50	£4,575
Mar-22	£411,447	EX8 2GB	D	32, PARLOUR MEADOW	107	£3,845
Dec-19	£607,235	EX11 1FQ	D	32, PAVEY RUN	148	£4,103
Dec-20	£288,845	EX5 7DX	S	32, RADFORDS TURF	80	£3,611
Jun-19	£328,059	EX5 7GB	T	32, RUSH MEADOW ROAD	108	£3,038
Aug-20	£413,114	EX12 2FH	D	32, SHEARWATER WAY	91	£4,540
Jun-22	£214,591	EX13 5GX	T	32, WAGTAIL WALK	60	£3,577
Aug-21	£368,418	EX5 7FZ	T	32, YONDER ACRE WAY	121	£3,045
Sep-21	£371,788	EX1 4AR	D	33, CHANNINGS DRIVE	88	£4,225
Jul-22	£290,419	EX13 5GY	T	33, CHAPEL WAY	72	£4,034
Jun-21	£438,691	EX1 3BH	D	33, COAKER ROAD	121	£3,626
Dec-20	£372,297	EX1 3XG	S	33, ELMORES WELL AVENUE	107	£3,479
Jul-21	£343,930	EX8 2FZ	S	33, ENGINEERS WAY	80	£4,299
Apr-21	£302,804	EX1 3YA	S	33, FLAY FIELD	69	£4,388
Jul-23	£443,023	EX8 4FA	D	33, FLORA CLOSE	114	£3,886
Oct-20	£235,214	EX1 3UQ	T	33, HUTCHINGS DRIVE	50	£4,704
Dec-22	£355,201	EX14 3FX	S	33, LONGLANDS WAY	104	£3,415
Jun-23	£753,104	EX1 3GQ	D	33, MANLEY MEADOW	162	£4,649
Jun-20	£400,835	EX14 3FE	S	33, MEADOW ACRE ROAD	119	£3,368
May-22	£224,652	EX5 7HY	T	33, ORCHARD WAY	50	£4,493
Jun-19	£426,324	EX11 1FQ	D	33, PAVEY RUN	89	£4,790
Aug-22	£332,939	EX4 8RH	S	33, QUARRY HEIGHTS	86	£3,871
Nov-20	£251,094	EX5 7HA	S	33, RUSH MEADOW ROAD	63	£3,986
Oct-21	£324,741	EX14 1EL	S	33, SION CLOSE	79	£4,111
Jun-19	£231,571	EX5 7FQ	T	33, SWEET CHESTNUT	50	£4,631
Jun-22	£409,851	EX1 3HU	D	33, TUCKWELL GROVE	105	£3,903
Apr-21	£402,925	EX1 3BH	S	34, COAKER ROAD	124	£3,249
Sep-22	£342,940	EX1 3YX	S	34, FARLEY GROVE	79	£4,341

Dec-20	£342,094	EX1 3YA	S	34, FLAY FIELD	79	£4,330
Apr-21	£279,165	EX5 7GY	T	34, HIGHER FURLONG ROAD	80	£3,490
Jul-22	£536,217	EX1 3GQ	D	34, MANLEY MEADOW	131	£4,093
Nov-19	£370,737	EX14 3FE	S	34, MEADOW ACRE ROAD	116	£3,196
Dec-21	£238,764	EX5 7HY	T	34, ORCHARD WAY	50	£4,775
Apr-22	£323,829	EX8 2GB	S	34, PARLOUR MEADOW	79	£4,099
Aug-20	£422,667	EX11 1FQ	D	34, PAVEY RUN	102	£4,144
Dec-20	£294,120	EX5 7DX	S	34, RADFORDS TURF	80	£3,676
Jun-19	£298,761	EX5 7GB	S	34, RUSH MEADOW ROAD	80	£3,735
Oct-20	£531,963	EX12 2FH	D	34, SHEARWATER WAY	123	£4,325
Jun-22	£301,694	EX13 5GX	D	34, WAGTAIL WALK	95	£3,176
May-21	£342,376	EX5 7FZ	T	34, YONDER ACRE WAY	103	£3,324
Jun-21	£254,784	EX1 4AR	T	35, CHANNINGS DRIVE	50	£5,096
Dec-20	£273,528	EX1 3XG	T	35, ELMORES WELL AVENUE	61	£4,484
Nov-21	£331,204	EX8 2FZ	S	35, ENGINEERS WAY	79	£4,192
Jun-21	£390,615	EX1 3YA	D	35, FLAY FIELD	91	£4,292
Nov-22	£385,618	EX8 4FA	T	35, FLORA CLOSE	114	£3,383
Aug-20	£261,108	EX1 3UQ	T	35, HUTCHINGS DRIVE	50	£5,222
Dec-22	£353,049	EX14 3FX	S	35, LONGLANDS WAY	104	£3,395
Aug-19	£377,814	EX5 7FR	D	35, LUCCOMBE OAK	100	£3,778
Apr-23	£733,581	EX1 3GQ	D	35, MANLEY MEADOW	162	£4,528
Aug-20	£392,250	EX14 3FE	S	35, MEADOW ACRE ROAD	119	£3,296
May-22	£235,505	EX5 7HY	T	35, ORCHARD WAY	50	£4,710
Jun-19	£579,698	EX11 1FQ	D	35, PAVEY RUN	123	£4,713
Jun-22	£350,910	EX4 8RH	S	35, QUARRY HEIGHTS	86	£4,080
Dec-19	£322,148	EX5 7DX	S	35, RADFORDS TURF	86	£3,746
Nov-20	£242,028	EX5 7HA	S	35, RUSH MEADOW ROAD	63	£3,842
Nov-21	£408,823	EX14 1EL	D	35, SION CLOSE	107	£3,821
Aug-21	£386,118	EX1 3HU	S	35, TUCKWELL GROVE	82	£4,709
Jan-22	£240,161	EX1 4AR	T	36, CHANNINGS DRIVE	50	£4,803
Dec-22	£302,464	EX13 5GY	S	36, CHAPEL WAY	72	£4,201
May-21	£434,739	EX1 3BH	D	36, COAKER ROAD	121	£3,593
May-22	£331,749	EX8 2FZ	S	36, ENGINEERS WAY	79	£4,199
Feb-21	£350,763	EX1 3YA	S	36, FLAY FIELD	79	£4,440
May-21	£277,077	EX5 7GY	T	36, HIGHER FURLONG ROAD	80	£3,463
Mar-21	£310,956	EX5 7JB	T	36, HORSEWELL ROAD	85	£3,658
Aug-22	£620,647	EX1 3GQ	D	36, MANLEY MEADOW	152	£4,083
Mar-22	£328,984	EX8 2GB	S	36, PARLOUR MEADOW	79	£4,164
Mar-21	£411,648	EX11 1FQ	S	36, PAVEY RUN	102	£4,036
Dec-20	£291,638	EX5 7DX	S	36, RADFORDS TURF	80	£3,645
Jun-19	£313,175	EX5 7GB	S	36, RUSH MEADOW ROAD	80	£3,915
Aug-20	£414,369	EX12 2FH	D	36, SHEARWATER WAY	91	£4,554
Dec-21	£223,235	EX13 5GX	T	36, WAGTAIL WALK	60	£3,721
May-21	£340,014	EX5 7FZ	T	36, YONDER ACRE WAY	103	£3,301
Nov-20	£455,046	EX1 3XG	D	37, ELMORES WELL AVENUE	114	£3,992
Jun-21	£348,759	EX8 2FZ	S	37, ENGINEERS WAY	79	£4,415
Nov-22	£339,344	EX8 4FA	T	37, FLORA CLOSE	114	£2,977
Jun-19	£462,531	EX1 3BL	D	37, HOLLAND DRIVE	116	£3,987
Dec-22	£355,201	EX14 3FX	S	37, LONGLANDS WAY	104	£3,415
Jun-23	£639,724	EX1 3GQ	D	37, MANLEY MEADOW	152	£4,209

Aug-20	£376,440	EX14 3FE	S	37, MEADOW ACRE ROAD	119	£3,163
May-22	£272,587	EX5 7HY	S	37, ORCHARD WAY	69	£3,951
Jun-19	£653,286	EX11 1FQ	D	37, PAVEY RUN	148	£4,414
Jun-22	£325,282	EX4 8RH	S	37, QUARRY HEIGHTS	86	£3,782
Jul-20	£378,147	EX5 7DX	T	37, RADFORDS TURF	128	£2,954
Mar-21	£175,810	EX5 7HA	T	37, RUSH MEADOW ROAD	83	£2,118
Nov-21	£433,754	EX14 1EL	D	37, SION CLOSE	114	£3,805
Aug-19	£255,047	EX5 7FQ	T	37, SWEET CHESTNUT	68	£3,751
Jun-19	£314,273	EX14 3WB	T	38, ACLAND PARK	85	£3,697
Dec-22	£313,228	EX13 5GY	S	38, CHAPEL WAY	72	£4,350
Jun-23	£543,912	EX1 3BH	D	38, COAKER ROAD	133	£4,090
Apr-19	£270,358	EX5 7GA	D	38, CRABTREE CLOSE	88	£3,072
Jun-22	£340,090	EX8 2FZ	S	38, ENGINEERS WAY	79	£4,305
Jan-21	£359,800	EX1 3YA	S	38, FLAY FIELD	79	£4,554
May-21	£264,765	EX5 7GY	D	38, HIGHER FURLONG ROAD	86	£3,079
Dec-22	£719,436	EX1 3GQ	D	38, MANLEY MEADOW	162	£4,441
Jun-22	£250,973	EX14 1EP	S	38, OLD SHOW FIELD WAY	63	£3,984
Jan-22	£284,079	EX5 7HY	S	38, ORCHARD WAY	69	£4,117
Mar-22	£327,526	EX8 2GB	D	38, PARLOUR MEADOW	79	£4,146
Dec-20	£291,638	EX5 7DX	S	38, RADFORDS TURF	80	£3,645
Apr-19	£570,187	EX12 2UH	D	38, ROWAN DRIVE	157	£3,632
Jun-19	£313,175	EX5 7GB	S	38, RUSH MEADOW ROAD	80	£3,915
Sep-20	£454,989	EX12 2FH	D	38, SHEARWATER WAY	110	£4,136
Mar-22	£216,341	EX13 5GX	T	38, WAGTAIL WALK	60	£3,606
Jun-21	£364,834	EX5 7FZ	T	38, YONDER ACRE WAY	119	£3,066
Jun-22	£410,393	EX1 4AS	D	39, ALDRIDGE PLACE	91	£4,510
Jun-21	£239,590	EX1 4AR	T	39, CHANNINGS DRIVE	50	£4,792
Sep-19	£450,844	EX1 3XG	D	39, ELMORES WELL AVENUE	114	£3,955
Aug-21	£347,112	EX8 2FZ	S	39, ENGINEERS WAY	79	£4,394
Jun-19	£500,353	EX1 3BL	D	39, HOLLAND DRIVE	121	£4,135
Dec-22	£365,965	EX14 3FX	S	39, LONGLANDS WAY	104	£3,519
Mar-23	£676,417	EX1 3GQ	D	39, MANLEY MEADOW	152	£4,450
Oct-20	£378,169	EX14 3FE	S	39, MEADOW ACRE ROAD	119	£3,178
Sep-22	£281,020	EX14 1EP	T	39, OLD SHOW FIELD WAY	79	£3,557
May-22	£275,352	EX5 7HY	S	39, ORCHARD WAY	69	£3,991
Nov-22	£330,664	EX4 8RH	S	39, QUARRY HEIGHTS	86	£3,845
Dec-21	£411,583	EX14 1EL	D	39, SION CLOSE	107	£3,847
Jun-19	£253,435	EX5 7FQ	T	39, SWEET CHESTNUT	68	£3,727
Aug-21	£504,832	EX1 3HU	D	39, TUCKWELL GROVE	130	£3,883
May-19	£560,247	EX11 1GH	D	4, ALFRED COURT	148	£3,785
Oct-20	£330,349	EX1 3ZH	T	4, AMBER RISE	77	£4,290
Apr-22	£272,104	EX5 7HZ	S	4, APPLE WAY	69	£3,944
Mar-20	£309,671	EX1 3ZP	S	4, ARROW FIELD ROAD	66	£4,692
Nov-20	£285,090	EX5 7HR	S	4, BARLEY ROAD	69	£4,132
Jun-19	£493,912	EX1 3ZB	D	4, BARNADE VIEW	124	£3,983
Jul-22	£293,326	EX5 7HB	S	4, BARTON CLOSE	80	£3,667
Sep-21	£313,043	EX5 7HD	S	4, BLINDWELL CRESCENT	80	£3,913
Jan-20	£552,832	EX1 3JA	D	4, BRIMLICOMBE MEADOW	172	£3,214
Oct-22	£222,179	EX5 7JQ	F	4, BROAD PARK	71	£3,129

Jun-21	£245,440	EX5 7HE	T	4, BROADHAYES DRIVE	64	£3,835
Jun-19	£327,583	EX5 7GX	S	4, BUZZARD WAY	99	£3,309
Dec-22	£317,533	EX5 7JF	S	4, CALVES CLOSE	79	£4,019
Dec-21	£316,441	EX1 4AR	T	4, CHANNINGS DRIVE	87	£3,637
Jun-20	£426,638	EX1 3BH	S	4, COAKER ROAD	118	£3,616
Oct-20	£324,349	EX24 6PU	T	4, COLY ROAD	98	£3,310
Sep-22	£296,398	EX12 2FR	T	4, CORMORANT CLOSE	80	£3,705
Apr-21	£207,464	EX5 7HT	T	4, CORN CLOSE	50	£4,149
Dec-19	£358,552	EX13 5GU	D	4, COVERT CLOSE	91	£3,940
Dec-22	£404,979	EX14 1EN	D	4, CRIER STREET	107	£3,785
Feb-21	£230,435	EX5 7HP	T	4, CROWN MEAD	56	£4,115
Feb-22	£395,711	EX4 9AR	D	4, DAIRY GROVE	106	£3,733
Oct-20	£242,337	EX5 7GP	F	4, DOVE LANE	70	£3,462
Jul-21	£331,767	EX8 4SX	T	4, DUCHY COURT	86	£3,858
Dec-19	£537,831	EX1 3XG	D	4, ELMORES WELL AVENUE	143	£3,761
May-23	£401,320	EX9 7AU	T	4, EVANS FIELD	140	£2,867
Sep-20	£415,292	EX1 3YX	D	4, FARLEY GROVE	105	£3,955
Jan-21	£452,847	EX1 3GT	D	4, FERGUSON RISE	110	£4,117
Jan-21	£310,172	EX1 3YA	S	4, FLAY FIELD	69	£4,495
Nov-21	£294,627	EX1 3YZ	T	4, FORCHES ROW	65	£4,533
Jun-19	£270,159	EX1 3RR	T	4, GARLAND MEADOW	50	£5,403
Jul-19	£215,105	EX5 7GD	F	4, GREAT ORCHARD	72	£2,988
Nov-19	£304,196	EX14 3FR	S	4, HAMLETT CLOSE	73	£4,167
Jun-19	£450,706	EX1 3GY	D	4, HANNIFORD GARDENS	105	£4,292
Jun-23	£484,951	EX14 3FU	D	4, HIGHER ASH CLOSE	122	£3,975
Jan-21	£285,047	EX14 3FS	S	4, HIGHER DOWN PARK	73	£3,905
Apr-21	£299,141	EX5 7HJ	S	4, HIGHER FIELD DRIVE	80	£3,739
Dec-21	£287,674	EX5 7HL	T	4, ISLAND AVENUE	80	£3,596
Dec-20	£365,813	EX4 9AN	S	4, JERSEY ROAD	85	£4,304
Mar-20	£500,800	EX5 7GN	D	4, KINGFISHER RISE	138	£3,629
Oct-22	£356,485	EX1 4AZ	D	4, LANG HILL	88	£4,051
Jun-19	£493,919	EX5 1FP	D	4, LANGDON WAY	129	£3,829
Aug-22	£260,381	EX4 8RP	T	4, LIMESTONE DRIVE	71	£3,667
Jun-21	£274,329	EX5 7HU	S	4, LINHAY ROAD	73	£3,758
Nov-20	£327,886	EX5 7GT	T	4, LINNET PARK	85	£3,857
Nov-19	£576,642	EX1 3XQ	D	4, LITTLE MEADOW	158	£3,650
Sep-20	£302,605	EX1 3YB	S	4, LITTLEWORTH CLOSE	69	£4,386
Mar-21	£430,080	EX14 3FX	S	4, LONGLANDS WAY	129	£3,334
Mar-21	£232,918	EX5 7HQ	T	4, LOWER FURLONG CLOSE	56	£4,159
Jun-22	£499,121	EX14 3FT	D	4, LOWER GREEN WAY	122	£4,091
Jun-19	£202,969	EX5 7GF	F	4, LOWER RAY	72	£2,819
May-19	£533,251	EX12 2FJ	D	4, MABRY WAY	123	£4,335
Aug-21	£368,397	EX4 8RF	D	4, MARBLE WALK	86	£4,284
Dec-20	£414,415	EX1 4AG	D	4, MILLER GROVE	97	£4,272
Dec-20	£175,501	EX13 5FG	F	4, MITCHELL GARDENS	64	£2,742
Jun-22	£427,031	EX5 7GZ	D	4, MOWFIELD LANE	127	£3,362
Jun-22	£305,410	EX14 1EP	S	4, OLD SHOW FIELD WAY	79	£3,866
Dec-22	£265,931	EX5 7HY	T	4, ORCHARD WAY	50	£5,319
Jun-22	£279,182	EX5 7HX	T	4, PEAR CLOSE	89	£3,137
Dec-21	£339,556	EX5 7JA	D	4, PLUM CLOSE	91	£3,731

Mar-20	£338,658	EX1 3ZF	T	4, QUERN RISE	77	£4,398
May-21	£307,925	EX1 3LQ	S	4, RANJAN PLACE	65	£4,737
Sep-21	£309,178	EX5 7GU	T	4, ROBIN LANE	85	£3,637
Jul-19	£410,308	EX12 2FY	S	4, ROGERS WAY	96	£4,274
Aug-22	£300,973	EX1 3ZJ	S	4, ROUGEMONT DRIVE	64	£4,703
Sep-19	£281,200	EX5 7GB	T	4, RUSH MEADOW ROAD	80	£3,515
May-19	£517,086	EX1 3GS	D	4, RUTLERY FIELD	127	£4,072
Dec-22	£591,477	EX1 4AE	D	4, SALTER GARDENS	130	£4,550
Jan-21	£335,111	EX24 6AH	D	4, SAXON MEADOW	82	£4,087
Aug-19	£480,064	EX1 3XW	D	4, SHARLANDS VIEW	124	£3,871
Jun-20	£330,114	EX12 2FH	S	4, SHEARWATER WAY	85	£3,884
Jun-22	£318,452	EX8 2GA	S	4, SHIPPENS MEAD	79	£4,031
Nov-22	£412,901	EX14 1EZ	D	4, SILK DRIVE	114	£3,622
Mar-21	£318,729	EX14 1EL	S	4, SION CLOSE	79	£4,035
May-22	£435,740	EX1 3ZL	D	4, SLOE GARDENS	109	£3,998
Mar-20	£246,633	EX5 7GS	F	4, SPARROW DRIVE	70	£3,523
Jun-19	£257,294	EX5 7GJ	T	4, STOCKHAM LANE	68	£3,784
Jul-21	£250,717	EX5 7HH	T	4, STONY AVENUE	56	£4,477
Feb-20	£384,862	EX1 3ZE	T	4, TREVISKER GARDENS	107	£3,597
Feb-22	£574,882	EX1 3HU	D	4, TUCKWELL GROVE	135	£4,258
Jun-21	£350,953	EX5 7HW	D	4, WATER LAKE AVENUE	88	£3,988
Feb-22	£475,824	EX1 4AD	D	4, WHITE CLOSE	121	£3,932
Jul-20	£365,745	EX11 1GJ	S	4, WILLIAM CLOSE	87	£4,204
May-22	£529,511	EX1 4AF	D	4, WILLIS DRIVE	127	£4,169
Dec-19	£304,825	EX1 3LL	T	4, WILLS LANE	65	£4,690
Jun-19	£370,449	EX5 7FZ	T	4, YONDER ACRE WAY	103	£3,597
Nov-19	£290,191	EX5 7GX	S	40, BUZZARD WAY	69	£4,206
Jun-22	£435,904	EX1 4AR	D	40, CHANNINGS DRIVE	111	£3,927
Jan-21	£446,815	EX13 5GR	D	40, CHARTER ROAD	160	£2,793
Apr-19	£422,835	EX5 7GA	D	40, CRABTREE CLOSE	128	£3,303
Jun-22	£331,141	EX8 2FZ	S	40, ENGINEERS WAY	79	£4,192
Dec-20	£360,420	EX9 7AU	S	40, EVANS FIELD	93	£3,875
Feb-22	£284,416	EX5 7GY	T	40, HIGHER FURLONG ROAD	80	£3,555
Aug-22	£623,836	EX1 3GQ	D	40, MANLEY MEADOW	152	£4,104
Jun-22	£247,742	EX14 1EP	S	40, OLD SHOW FIELD WAY	63	£3,932
Dec-21	£348,702	EX5 7HY	D	40, ORCHARD WAY	91	£3,832
Apr-22	£332,581	EX8 2GB	S	40, PARLOUR MEADOW	79	£4,210
Apr-20	£340,410	EX5 7DX	D	40, RADFORDS TURF	86	£3,958
Jun-19	£295,896	EX5 7GB	T	40, RUSH MEADOW ROAD	80	£3,699
Mar-21	£370,695	EX5 7FZ	T	40, YONDER ACRE WAY	119	£3,115
Nov-22	£432,613	EX1 4AS	D	41, ALDRIDGE PLACE	99	£4,370
Jun-21	£251,283	EX1 4AR	T	41, CHANNINGS DRIVE	50	£5,026
Jul-19	£258,120	EX1 3XG	F	41, ELMORES WELL AVENUE	61	£4,231
Jul-21	£329,056	EX8 2FZ	S	41, ENGINEERS WAY	79	£4,165
Jul-19	£571,961	EX1 3BL	D	41, HOLLAND DRIVE	162	£3,531
Nov-20	£371,074	EX14 3FE	S	41, MEADOW ACRE ROAD	119	£3,118
Dec-21	£253,153	EX5 7HY	T	41, ORCHARD WAY	50	£5,063
Oct-20	£543,985	EX11 1FQ	D	41, PAVEY RUN	127	£4,283
Nov-22	£344,008	EX4 8RH	S	41, QUARRY HEIGHTS	86	£4,000
Dec-21	£411,583	EX14 1EL	D	41, SION CLOSE	107	£3,847

Jul-19	£258,676	EX5 7FQ	T	41, SWEET CHESTNUT	68	£3,804
Dec-19	£287,420	EX5 7GX	S	42, BUZZARD WAY	69	£4,166
Jun-22	£409,284	EX1 4AR	D	42, CHANNINGS DRIVE	91	£4,498
Dec-20	£444,140	EX13 5GR	D	42, CHARTER ROAD	160	£2,776
Jan-22	£311,275	EX1 3BH	S	42, COAKER ROAD	64	£4,864
Apr-19	£448,461	EX5 7GA	D	42, CRABTREE CLOSE	128	£3,504
May-22	£331,749	EX8 2FZ	S	42, ENGINEERS WAY	79	£4,199
Aug-21	£412,629	EX9 7AU	T	42, EVANS FIELD	97	£4,254
Feb-22	£278,839	EX5 7GY	T	42, HIGHER FURLONG ROAD	80	£3,485
Apr-23	£430,156	EX1 3GQ	D	42, MANLEY MEADOW	75	£5,735
Jul-22	£309,166	EX14 1EP	S	42, OLD SHOW FIELD WAY	79	£3,913
Dec-21	£362,422	EX5 7HY	D	42, ORCHARD WAY	91	£3,983
May-22	£323,225	EX8 2GB	S	42, PARLOUR MEADOW	79	£4,091
Jan-20	£449,426	EX11 1FQ	S	42, PAVEY RUN	102	£4,406
Jul-20	£375,978	EX5 7DX	T	42, RADFORDS TURF	128	£2,937
Jun-19	£308,761	EX5 7GB	T	42, RUSH MEADOW ROAD	87	£3,549
May-22	£294,653	EX13 5GX	T	42, WAGTAIL WALK	72	£4,092
Oct-20	£336,361	EX5 7FZ	T	42, YONDER ACRE WAY	103	£3,266
Jun-22	£443,663	EX1 4AS	D	43, ALDRIDGE PLACE	99	£4,481
Sep-21	£383,079	EX1 4AR	D	43, CHANNINGS DRIVE	88	£4,353
Jun-19	£402,669	EX1 3XG	T	43, ELMORES WELL AVENUE	119	£3,384
Aug-21	£420,788	EX8 2FZ	D	43, ENGINEERS WAY	107	£3,933
Jun-21	£354,700	EX1 3YA	D	43, FLAY FIELD	79	£4,490
Jun-19	£597,837	EX1 3BL	D	43, HOLLAND DRIVE	159	£3,760
Dec-20	£303,427	EX5 7JB	S	43, HORSEWELL ROAD	79	£3,841
Sep-20	£366,428	EX14 3FE	D	43, MEADOW ACRE ROAD	84	£4,362
Sep-22	£275,460	EX14 1EP	T	43, OLD SHOW FIELD WAY	79	£3,487
Dec-21	£231,290	EX5 7HY	T	43, ORCHARD WAY	50	£4,626
Jan-21	£615,880	EX11 1FQ	D	43, PAVEY RUN	168	£3,666
Sep-19	£447,649	EX1 3GN	D	43, POLTIMORE WAY	107	£4,184
Nov-22	£335,528	EX4 8RH	S	43, QUARRY HEIGHTS	86	£3,901
Dec-21	£417,299	EX14 1EL	D	43, SION CLOSE	107	£3,900
May-19	£307,813	EX5 7FQ	S	43, SWEET CHESTNUT	69	£4,461
Nov-19	£280,920	EX14 3WB	T	44, ACLAND PARK	85	£3,305
Oct-19	£290,499	EX5 7GX	S	44, BUZZARD WAY	69	£4,210
Jun-19	£379,187	EX13 5GS	S	44, CLOAKHAM DRIVE	89	£4,261
Mar-22	£384,556	EX1 3BH	S	44, COAKER ROAD	110	£3,496
Apr-19	£448,461	EX5 7GA	D	44, CRABTREE CLOSE	128	£3,504
Feb-22	£283,886	EX5 7GY	T	44, HIGHER FURLONG ROAD	80	£3,549
Jun-19	£581,430	EX1 3BL	D	44, HOLLAND DRIVE	153	£3,800
Feb-21	£291,876	EX5 7JB	D	44, HORSEWELL ROAD	79	£3,695
May-23	£411,331	EX1 3GQ	D	44, MANLEY MEADOW	75	£5,484
Jun-22	£316,597	EX14 1EP	S	44, OLD SHOW FIELD WAY	79	£4,008
Apr-22	£404,006	EX5 7HY	D	44, ORCHARD WAY	111	£3,640
Jun-22	£326,373	EX8 2GB	S	44, PARLOUR MEADOW	79	£4,131
Dec-19	£302,819	EX5 7GB	S	44, RUSH MEADOW ROAD	87	£3,481
May-22	£294,653	EX13 5GX	T	44, WAGTAIL WALK	72	£4,092
Oct-20	£348,314	EX5 7FZ	T	44, YONDER ACRE WAY	103	£3,382
Nov-22	£420,163	EX1 4AS	D	45, ALDRIDGE PLACE	99	£4,244

Oct-21	£353,864	EX1 4AR	D	45, CHANNINGS DRIVE	79	£4,479
Sep-19	£396,929	EX1 3XG	S	45, ELMORES WELL AVENUE	119	£3,336
Aug-21	£436,468	EX8 2FZ	D	45, ENGINEERS WAY	107	£4,079
May-21	£435,768	EX1 3YA	D	45, FLAY FIELD	112	£3,891
Jun-19	£597,837	EX1 3BL	D	45, HOLLAND DRIVE	153	£3,907
Nov-21	£300,434	EX5 7JB	D	45, HORSEWELL ROAD	85	£3,535
Sep-20	£366,428	EX14 3FE	D	45, MEADOW ACRE ROAD	84	£4,362
Dec-22	£403,293	EX14 1EP	D	45, OLD SHOW FIELD WAY	114	£3,538
Dec-21	£248,550	EX5 7HY	T	45, ORCHARD WAY	50	£4,971
Dec-21	£391,292	EX14 1EL	D	45, SION CLOSE	107	£3,657
Apr-19	£315,423	EX5 7FQ	S	45, SWEET CHESTNUT	69	£4,571
Apr-19	£324,034	EX14 3WB	T	46, ACLAND PARK	85	£3,812
Sep-19	£284,062	EX5 7GX	S	46, BUZZARD WAY	69	£4,117
Mar-22	£382,884	EX1 3BH	S	46, COAKER ROAD	109	£3,513
Apr-19	£375,426	EX5 7GA	D	46, CRABTREE CLOSE	108	£3,476
Feb-22	£446,651	EX5 7GY	D	46, HIGHER FURLONG ROAD	144	£3,102
Apr-19	£557,309	EX1 3BL	D	46, HOLLAND DRIVE	139	£4,009
Dec-21	£404,776	EX5 7JB	D	46, HORSEWELL ROAD	114	£3,551
Aug-23	£449,141	EX1 3GQ	D	46, MANLEY MEADOW	94	£4,778
Apr-22	£400,764	EX5 7HY	D	46, ORCHARD WAY	111	£3,610
Dec-19	£309,262	EX5 7GB	S	46, RUSH MEADOW ROAD	80	£3,866
Feb-21	£363,784	EX5 7FZ	T	46, YONDER ACRE WAY	121	£3,006
Jun-19	£379,512	EX1 3XG	T	47, ELMORES WELL AVENUE	107	£3,547
Aug-21	£434,051	EX8 2FZ	D	47, ENGINEERS WAY	107	£4,057
Jun-21	£302,118	EX1 3YA	S	47, FLAY FIELD	69	£4,379
Jul-19	£549,102	EX1 3BL	D	47, HOLLAND DRIVE	144	£3,813
Nov-21	£429,264	EX5 7JB	D	47, HORSEWELL ROAD	126	£3,407
Aug-20	£382,971	EX14 3FE	D	47, MEADOW ACRE ROAD	88	£4,352
Nov-20	£539,179	EX11 1FQ	D	47, PAVEY RUN	127	£4,246
Dec-21	£324,968	EX14 1EL	S	47, SION CLOSE	79	£4,114
Dec-19	£309,255	EX1 3XF	S	47, STONE BARTON ROAD	66	£4,686
Jan-21	£361,187	EX14 3WB	T	48, ACLAND PARK	100	£3,612
Sep-19	£322,074	EX5 7GX	T	48, BUZZARD WAY	99	£3,253
May-22	£371,974	EX1 4AR	D	48, CHANNINGS DRIVE	91	£4,088
Jun-22	£293,507	EX13 5GY	S	48, CHAPEL WAY	80	£3,669
Mar-22	£387,890	EX1 3BH	S	48, COAKER ROAD	109	£3,559
May-19	£377,362	EX5 7GA	D	48, CRABTREE CLOSE	108	£3,494
Apr-23	£537,269	EX1 3GQ	D	48, MANLEY MEADOW	94	£5,716
Dec-20	£83,132	EX14 3FE	F	48, MEADOW ACRE ROAD	45	£1,847
Oct-22	£372,612	EX14 1EP	D	48, OLD SHOW FIELD WAY	107	£3,482
May-22	£397,613	EX5 7HY	D	48, ORCHARD WAY	111	£3,582
Dec-21	£300,332	EX13 5GX	T	48, WAGTAIL WALK	72	£4,171
Jan-21	£351,637	EX5 7FZ	T	48, YONDER ACRE WAY	121	£2,906
Jun-19	£383,928	EX1 3XG	S	49, ELMORES WELL AVENUE	107	£3,588
Nov-21	£338,128	EX8 2FZ	S	49, ENGINEERS WAY	79	£4,280
May-21	£310,113	EX1 3YA	S	49, FLAY FIELD	69	£4,494
Mar-22	£284,194	EX5 7GY	T	49, HIGHER FURLONG ROAD	80	£3,552
Aug-19	£528,396	EX1 3BL	D	49, HOLLAND DRIVE	132	£4,003

Oct-21	£328,044	EX5 7JB	D	49, HORSEWELL ROAD	85	£3,859
Jul-21	£382,476	EX14 3FE	S	49, MEADOW ACRE ROAD	116	£3,297
Dec-20	£247,582	EX5 7HA	S	49, RUSH MEADOW ROAD	63	£3,930
Dec-21	£324,968	EX14 1EL	S	49, SION CLOSE	79	£4,114
Nov-19	£339,431	EX1 3XF	T	49, STONE BARTON ROAD	77	£4,408
Sep-22	£259,792	EX5 7HZ	T	5, APPLE WAY	89	£2,919
May-19	£307,903	EX1 3XJ	T	5, ARMLET ROW	66	£4,665
Mar-20	£569,725	EX1 3ZP	D	5, ARROW FIELD ROAD	158	£3,606
Jun-19	£306,182	EX1 3XL	T	5, ASHLAR ROW	66	£4,639
Sep-20	£231,054	EX5 7HR	T	5, BARLEY ROAD	50	£4,621
Jun-22	£302,054	EX5 7HB	S	5, BARTON CLOSE	80	£3,776
Oct-21	£304,642	EX5 7HD	S	5, BLINDWELL CRESCENT	80	£3,808
Feb-20	£420,438	EX1 3JA	D	5, BRIMLICOMBE MEADOW	105	£4,004
Sep-20	£305,693	EX1 3ZG	S	5, BUCKLE RISE	66	£4,632
Dec-21	£251,266	EX5 7GQ	S	5, BUZZARD WAY	65	£3,866
Sep-22	£315,050	EX5 7JF	S	5, CALVES CLOSE	79	£3,988
May-21	£365,566	EX1 3YT	D	5, CART LAND RISE	81	£4,513
Sep-21	£486,955	EX5 7GW	D	5, CHAFFINCH RISE	138	£3,529
Sep-22	£271,706	EX4 8RQ	S	5, CHALK STREET	71	£3,827
Dec-19	£576,248	EX12 2FR	D	5, CORMORANT CLOSE	123	£4,685
Apr-21	£140,779	EX5 7HT	T	5, CORN CLOSE	89	£1,582
Dec-22	£383,027	EX14 1EN	D	5, CRIER STREET	107	£3,580
Jun-22	£597,843	EX1 4BA	D	5, CROUCHER CLOSE	139	£4,301
Dec-21	£256,605	EX5 7HP	T	5, CROWN MEAD	56	£4,582
Dec-22	£315,381	EX13 5GW	S	5, CURLEW CLOSE	80	£3,942
May-22	£476,301	EX4 9AR	D	5, DAIRY GROVE	131	£3,636
May-21	£318,759	EX8 4SX	T	5, DUCHY COURT	86	£3,707
Aug-21	£525,684	EX1 3YR	D	5, ELM PARK WAY	139	£3,782
Sep-21	£211,300	EX1 3XG	F	5, ELMORES WELL AVENUE	62	£3,408
Nov-20	£337,245	EX8 2FZ	S	5, ENGINEERS WAY	80	£4,216
Dec-20	£352,695	EX1 3YX	S	5, FARLEY GROVE	79	£4,464
Jan-21	£457,927	EX1 3GT	D	5, FERGUSON RISE	110	£4,163
Jun-20	£329,718	EX1 3YA	S	5, FLAY FIELD	69	£4,779
Aug-20	£398,647	EX8 4FA	S	5, FLORA CLOSE	107	£3,726
Apr-21	£516,501	EX1 3ZT	D	5, FORD WAY	122	£4,234
Jun-19	£263,733	EX1 3RR	T	5, GARLAND MEADOW	50	£5,275
May-21	£303,977	EX5 7GR	S	5, GOLDFINCH LANE	78	£3,897
Aug-19	£302,001	EX5 7GD	S	5, GREAT ORCHARD	80	£3,775
Nov-19	£380,145	EX14 3FR	D	5, HAMLETT CLOSE	85	£4,472
May-19	£439,464	EX1 3GY	D	5, HANNIFORD GARDENS	105	£4,185
Oct-22	£260,986	EX12 2FS	S	5, HERON CRESCENT	62	£4,209
Jun-21	£268,809	EX14 3FS	T	5, HIGHER DOWN PARK	67	£4,012
Apr-21	£230,878	EX5 7HJ	T	5, HIGHER FIELD DRIVE	56	£4,123
Oct-20	£210,226	EX5 7HS	T	5, HOME CLOSE	50	£4,205
Aug-21	£261,447	EX5 7JB	S	5, HORSEWELL ROAD	63	£4,150
Jun-21	£233,168	EX5 7HL	T	5, ISLAND AVENUE	56	£4,164
Jan-21	£371,088	EX4 9AN	S	5, JERSEY ROAD	85	£4,366
Jun-19	£234,787	EX5 7GN	T	5, KINGFISHER RISE	65	£3,612
Jun-21	£271,912	EX5 7HU	S	5, LINHAY ROAD	73	£3,725

Dec-19	£288,374	EX5 7GE	T	5, LITTLE MEAD	79	£3,650
Oct-19	£476,714	EX1 3XQ	D	5, LITTLE MEADOW	124	£3,844
Sep-22	£315,050	EX5 7JE	S	5, LONG PARK	85	£3,706
Dec-20	£443,035	EX14 3FX	S	5, LONGLANDS WAY	129	£3,434
Nov-21	£300,293	EX1 3ZA	T	5, LOWER COPPICE	65	£4,620
Mar-21	£325,610	EX5 7HQ	D	5, LOWER FURLONG CLOSE	86	£3,786
Feb-22	£597,420	EX14 3FT	D	5, LOWER GREEN WAY	179	£3,338
Nov-19	£246,732	EX5 7GF	S	5, LOWER RAY	56	£4,406
Apr-19	£418,991	EX12 2FJ	D	5, MABRY WAY	91	£4,604
Oct-20	£536,165	EX1 3GQ	D	5, MANLEY MEADOW	131	£4,093
Jan-21	£176,727	EX13 5FG	F	5, MITCHELL GARDENS	64	£2,761
Dec-22	£199,817	EX1 4AT	T	5, MOORE MEADOW	50	£3,996
Dec-19	£259,915	EX1 3UG	F	5, MURCH RISE	75	£3,466
Mar-22	£303,421	EX14 1EP	S	5, OLD SHOW FIELD WAY	79	£3,841
Feb-23	£360,330	EX5 7HY	D	5, ORCHARD WAY	91	£3,960
Dec-21	£346,009	EX8 2GB	S	5, PARLOUR MEADOW	79	£4,380
Jun-22	£290,136	EX5 7HX	T	5, PEAR CLOSE	89	£3,260
Dec-21	£396,720	EX5 7JA	D	5, PLUM CLOSE	111	£3,574
Dec-22	£288,091	EX5 7HN	T	5, POND CLOSE	80	£3,601
Dec-21	£474,406	EX5 7GU	D	5, ROBIN LANE	138	£3,438
Oct-22	£304,312	EX1 3ZJ	S	5, ROUGEMONT DRIVE	64	£4,755
Oct-22	£439,217	EX1 4AE	D	5, SALTER GARDENS	104	£4,223
Jan-21	£440,777	EX24 6AH	D	5, SAXON MEADOW	98	£4,498
Jun-19	£496,496	EX1 3XW	D	5, SHARLANDS VIEW	124	£4,004
Jun-22	£329,424	EX8 2GA	D	5, SHIPPENS MEAD	80	£4,118
Nov-22	£292,425	EX14 1EZ	S	5, SILK DRIVE	79	£3,702
Aug-22	£521,918	EX1 3ZL	D	5, SLOE GARDENS	139	£3,755
Dec-19	£330,386	EX5 7BZ	D	5, SOUTH VIEW PASTURE	91	£3,631
Sep-21	£297,561	EX1 4AQ	T	5, STEPHENS WAY	69	£4,312
Apr-19	£405,167	EX1 3XF	S	5, STONE BARTON ROAD	119	£3,405
Feb-20	£361,322	EX1 3ZE	D	5, TREVISKER GARDENS	97	£3,725
Oct-19	£556,309	EX12 2FP	D	5, TURNSTONE AVENUE	123	£4,523
Sep-21	£352,789	EX5 7HW	D	5, WATER LAKE AVENUE	91	£3,877
Feb-22	£479,062	EX1 4AD	D	5, WHITE CLOSE	121	£3,959
Jun-22	£474,559	EX1 4AF	D	5, WILLIS DRIVE	110	£4,314
Sep-19	£303,492	EX5 7GX	T	50, BUZZARD WAY	99	£3,066
Sep-22	£440,699	EX1 4AR	D	50, CHANNINGS DRIVE	111	£3,970
Mar-22	£396,279	EX1 3BH	S	50, COAKER ROAD	110	£3,603
May-19	£491,238	EX5 7GA	D	50, CRABTREE CLOSE	148	£3,319
Dec-20	£219,357	EX5 7JB	F	50, HORSEWELL ROAD	71	£3,090
Apr-23	£419,914	EX1 3GQ	D	50, MANLEY MEADOW	75	£5,599
Aug-20	£364,136	EX14 3FE	D	50, MEADOW ACRE ROAD	85	£4,284
Sep-22	£380,231	EX14 1EP	D	50, OLD SHOW FIELD WAY	107	£3,554
May-22	£402,607	EX5 7HY	D	50, ORCHARD WAY	111	£3,627
May-20	£135,525	EX11 1FQ	T	50, PAVEY RUN	88	£1,540
Apr-21	£359,150	EX5 7FZ	T	50, YONDER ACRE WAY	121	£2,968
Jun-19	£406,204	EX1 3XG	S	51, ELMORES WELL AVENUE	119	£3,413
May-22	£331,749	EX8 2FZ	S	51, ENGINEERS WAY	79	£4,199
Nov-19	£522,367	EX1 3BL	D	51, HOLLAND DRIVE	135	£3,869
Dec-20	£230,922	EX5 7JB	F	51, HORSEWELL ROAD	71	£3,252

Aug-21	£380,970	EX14 3FE	S	51, MEADOW ACRE ROAD	116	£3,284
Jan-21	£244,003	EX5 7HA	S	51, RUSH MEADOW ROAD	63	£3,873
Jan-22	£439,767	EX14 1EL	D	51, SION CLOSE	114	£3,858
Nov-19	£336,917	EX1 3XF	T	51, STONE BARTON ROAD	77	£4,376
Aug-20	£361,438	EX14 3WB	T	52, ACLAND PARK	100	£3,614
Sep-19	£309,686	EX5 7GX	T	52, BUZZARD WAY	99	£3,128
Jun-22	£404,847	EX1 4AR	D	52, CHANNINGS DRIVE	99	£4,089
Oct-20	£444,806	EX13 5GR	D	52, CHARTER ROAD	160	£2,780
Mar-22	£378,531	EX1 3BH	D	52, COAKER ROAD	82	£4,616
May-19	£489,411	EX5 7GA	D	52, CRABTREE CLOSE	148	£3,307
Dec-20	£291,203	EX5 7JB	S	52, HORSEWELL ROAD	79	£3,686
Oct-20	£323,452	EX14 3FE	S	52, MEADOW ACRE ROAD	83	£3,897
Sep-22	£383,306	EX14 1EP	D	52, OLD SHOW FIELD WAY	107	£3,582
Nov-20	£352,178	EX5 7FZ	T	52, YONDER ACRE WAY	103	£3,419
Oct-21	£366,401	EX1 4AR	D	53, CHANNINGS DRIVE	79	£4,638
Jun-19	£412,756	EX1 3XG	S	53, ELMORES WELL AVENUE	119	£3,469
Jun-22	£317,756	EX8 2FZ	S	53, ENGINEERS WAY	79	£4,022
Sep-19	£368,190	EX1 3BL	S	53, HOLLAND DRIVE	79	£4,661
Dec-20	£297,843	EX5 7JB	S	53, HORSEWELL ROAD	79	£3,770
Jun-21	£314,203	EX1 3UQ	S	53, HUTCHINGS DRIVE	69	£4,554
Aug-21	£290,490	EX14 3FE	S	53, MEADOW ACRE ROAD	67	£4,336
Oct-21	£330,906	EX5 7HA	D	53, RUSH MEADOW ROAD	85	£3,893
Dec-19	£340,380	EX1 3XF	T	53, STONE BARTON ROAD	77	£4,421
Nov-19	£261,486	EX5 7GX	T	54, BUZZARD WAY	72	£3,632
Apr-22	£402,405	EX1 4AR	D	54, CHANNINGS DRIVE	99	£4,065
Mar-21	£425,373	EX13 5GR	D	54, CHARTER ROAD	139	£3,060
Aug-22	£1,247,384	EX8 2HE	D	54, DOUGLAS AVENUE	325	£3,838
Apr-21	£335,771	EX5 7JB	S	54, HORSEWELL ROAD	85	£3,950
Aug-20	£335,310	EX14 3FE	S	54, MEADOW ACRE ROAD	83	£4,040
Sep-22	£381,256	EX14 1EP	D	54, OLD SHOW FIELD WAY	107	£3,563
Oct-21	£309,333	EX13 5GX	S	54, WAGTAIL WALK	72	£4,296
Dec-20	£350,063	EX5 7FZ	T	54, YONDER ACRE WAY	103	£3,399
Nov-21	£363,392	EX1 4AR	D	55, CHANNINGS DRIVE	88	£4,129
Jun-19	£272,993	EX1 3XG	F	55, ELMORES WELL AVENUE	61	£4,475
Jun-22	£343,446	EX8 2FZ	S	55, ENGINEERS WAY	79	£4,347
Sep-19	£368,190	EX1 3BL	S	55, HOLLAND DRIVE	79	£4,661
Dec-20	£306,530	EX5 7JB	S	55, HORSEWELL ROAD	79	£3,880
Aug-21	£278,392	EX14 3FE	S	55, MEADOW ACRE ROAD	67	£4,155
Nov-21	£260,626	EX5 7HY	T	55, ORCHARD WAY	73	£3,570
Nov-21	£308,225	EX5 7HA	T	55, RUSH MEADOW ROAD	85	£3,626
Nov-19	£313,202	EX1 3XF	S	55, STONE BARTON ROAD	66	£4,745
Oct-19	£249,761	EX5 7GX	T	56, BUZZARD WAY	72	£3,469
Nov-20	£327,782	EX5 7JB	S	56, HORSEWELL ROAD	85	£3,856
Aug-20	£376,693	EX14 3FE	D	56, MEADOW ACRE ROAD	84	£4,484
Oct-21	£303,479	EX13 5GX	S	56, WAGTAIL WALK	72	£4,215
Oct-21	£302,132	EX1 4AR	T	57, CHANNINGS DRIVE	69	£4,379
Aug-19	£453,715	EX1 3XG	D	57, ELMORES WELL AVENUE	114	£3,980
Jul-22	£413,414	EX8 2FZ	D	57, ENGINEERS WAY	114	£3,626
Oct-19	£427,731	EX1 3BL	D	57, HOLLAND DRIVE	105	£4,074

Jun-21	£248,940	EX1 3UQ	T	57, HUTCHINGS DRIVE	50	£4,979
Aug-21	£326,809	EX14 3FE	S	57, MEADOW ACRE ROAD	81	£4,035
Nov-21	£251,566	EX5 7HY	T	57, ORCHARD WAY	73	£3,446
Nov-21	£289,914	EX5 7HA	T	57, RUSH MEADOW ROAD	79	£3,670
Oct-19	£264,194	EX5 7GX	T	58, BUZZARD WAY	72	£3,669
May-22	£325,667	EX1 4AR	S	58, CHANNINGS DRIVE	69	£4,720
Sep-20	£446,698	EX13 5GR	D	58, CHARTER ROAD	160	£2,792
Oct-20	£357,041	EX14 3FE	D	58, MEADOW ACRE ROAD	84	£4,250
Oct-21	£302,690	EX1 4AR	T	59, CHANNINGS DRIVE	69	£4,387
Sep-22	£430,451	EX8 2FZ	D	59, ENGINEERS WAY	114	£3,776
Sep-19	£431,376	EX1 3BL	D	59, HOLLAND DRIVE	105	£4,108
Jun-21	£233,746	EX1 3UQ	T	59, HUTCHINGS DRIVE	50	£4,675
Aug-21	£332,854	EX14 3FE	S	59, MEADOW ACRE ROAD	81	£4,109
Nov-21	£251,566	EX5 7HY	T	59, ORCHARD WAY	73	£3,446
Nov-21	£309,925	EX5 7HA	T	59, RUSH MEADOW ROAD	85	£3,646
Nov-22	£1,452,417	EX9 6BY	D	5A, NORTHVIEW ROAD	274	£5,301
Oct-20	£327,946	EX1 3ZH	T	6, AMBER RISE	77	£4,259
May-22	£335,871	EX5 7HZ	D	6, APPLE WAY	88	£3,817
Mar-20	£288,392	EX1 3ZP	S	6, ARROW FIELD ROAD	66	£4,370
Dec-20	£281,005	EX5 7HR	S	6, BARLEY ROAD	69	£4,073
May-19	£484,767	EX1 3ZB	D	6, BARNADE VIEW	124	£3,909
Jul-22	£285,620	EX5 7HB	S	6, BARTON CLOSE	80	£3,570
Oct-21	£316,444	EX5 7HD	S	6, BLINDWELL CRESCENT	80	£3,956
Jun-20	£613,943	EX1 3JA	D	6, BRIMLICOMBE MEADOW	171	£3,590
Dec-22	£293,269	EX5 7JQ	S	6, BROAD PARK	79	£3,712
Jun-21	£239,596	EX5 7HE	T	6, BROADHAYES DRIVE	64	£3,744
Jul-19	£263,712	EX5 7GX	S	6, BUZZARD WAY	72	£3,663
Dec-22	£317,533	EX5 7JF	S	6, CALVES CLOSE	79	£4,019
Dec-21	£301,482	EX1 4AR	T	6, CHANNINGS DRIVE	87	£3,465
Jun-20	£427,141	EX1 3BH	S	6, COAKER ROAD	118	£3,620
Sep-22	£244,629	EX12 2FR	T	6, CORMORANT CLOSE	62	£3,946
Mar-21	£214,081	EX5 7HT	T	6, CORN CLOSE	50	£4,282
Jun-20	£359,676	EX13 5GU	D	6, COVERT CLOSE	91	£3,952
Jun-22	£458,386	EX1 4BA	D	6, CROUCHER CLOSE	115	£3,986
Feb-21	£242,563	EX5 7HP	T	6, CROWN MEAD	56	£4,331
Sep-21	£536,118	EX4 9AR	D	6, DAIRY GROVE	140	£3,829
Jul-21	£317,751	EX8 4SX	T	6, DUCHY COURT	86	£3,695
Oct-19	£520,623	EX1 3XG	D	6, ELMORES WELL AVENUE	143	£3,641
Sep-20	£299,162	EX1 3YX	T	6, FARLEY GROVE	65	£4,602
Nov-20	£315,413	EX1 3YA	S	6, FLAY FIELD	69	£4,571
Sep-19	£361,650	EX8 4FA	T	6, FLORA CLOSE	72	£5,023
Apr-19	£334,530	EX14 3FJ	S	6, FURZE CLOSE	80	£4,182
Jun-19	£268,435	EX1 3RR	T	6, GARLAND MEADOW	50	£5,369
Jun-19	£245,722	EX5 7GD	T	6, GREAT ORCHARD	56	£4,388
Mar-21	£367,920	EX4 9AP	S	6, GUERNSEY AVENUE	85	£4,328
May-19	£470,028	EX1 3GY	D	6, HANNIFORD GARDENS	116	£4,052
Jul-23	£737,582	EX14 3FU	D	6, HIGHER ASH CLOSE	189	£3,903
Jan-21	£285,357	EX14 3FS	S	6, HIGHER DOWN PARK	73	£3,909
Apr-21	£286,932	EX5 7HJ	S	6, HIGHER FIELD DRIVE	80	£3,587
Aug-21	£248,374	EX5 7JB	S	6, HORSEWELL ROAD	63	£3,942

Sep-21	£296,983	EX5 7HL	T	6, ISLAND AVENUE	80	£3,712
Jan-21	£522,448	EX4 9AN	D	6, JERSEY ROAD	140	£3,732
Nov-19	£413,730	EX5 7GN	D	6, KINGFISHER RISE	104	£3,978
Nov-22	£306,995	EX1 4AZ	S	6, LANG HILL	64	£4,797
Aug-22	£258,018	EX4 8RP	T	6, LIMESTONE DRIVE	71	£3,634
Jun-21	£267,078	EX5 7HU	S	6, LINHAY ROAD	73	£3,659
Nov-20	£294,545	EX5 7GT	T	6, LINNET PARK	78	£3,776
Oct-19	£562,022	EX1 3XQ	D	6, LITTLE MEADOW	175	£3,212
Jun-20	£273,777	EX1 3YB	T	6, LITTLEWORTH CLOSE	50	£5,476
Jun-21	£421,766	EX14 3FX	S	6, LONGLANDS WAY	129	£3,270
Sep-21	£363,727	EX1 3ZA	S	6, LOWER COPPICE	79	£4,604
Dec-21	£348,702	EX5 7HQ	D	6, LOWER FURLONG CLOSE	86	£4,055
May-21	£605,236	EX14 3FT	D	6, LOWER GREEN WAY	179	£3,381
Sep-19	£329,723	EX5 7GF	S	6, LOWER RAY	87	£3,790
Jan-21	£461,300	EX1 4AG	D	6, MILLER GROVE	110	£4,194
Dec-22	£192,430	EX1 4AT	T	6, MOORE MEADOW	50	£3,849
Oct-19	£267,151	EX1 3UG	T	6, MURCH RISE	50	£5,343
Jun-22	£308,207	EX14 1EP	S	6, OLD SHOW FIELD WAY	79	£3,901
Dec-22	£255,378	EX5 7HY	T	6, ORCHARD WAY	50	£5,108
Jun-22	£292,326	EX5 7HX	T	6, PEAR CLOSE	89	£3,285
Mar-20	£336,167	EX1 3ZF	T	6, QUERN RISE	77	£4,366
May-21	£307,925	EX1 3LQ	S	6, RANJAN PLACE	65	£4,737
Sep-21	£280,004	EX5 7GU	T	6, ROBIN LANE	78	£3,590
Oct-19	£388,904	EX12 2FY	D	6, ROGERS WAY	96	£4,051
Oct-19	£286,954	EX5 7GB	T	6, RUSH MEADOW ROAD	80	£3,587
Jun-19	£522,627	EX1 3GS	D	6, RUTLERY FIELD	127	£4,115
Dec-22	£698,051	EX1 4AE	D	6, SALTER GARDENS	152	£4,592
Dec-20	£582,183	EX24 6AH	D	6, SAXON MEADOW	136	£4,281
Jul-19	£478,918	EX1 3XW	D	6, SHARLANDS VIEW	124	£3,862
Jun-22	£335,615	EX8 2GA	S	6, SHIPPENS MEAD	79	£4,248
Nov-22	£386,641	EX14 1EZ	D	6, SILK DRIVE	107	£3,613
Mar-21	£312,852	EX14 1EL	S	6, SION CLOSE	79	£3,960
Oct-19	£249,761	EX5 7GJ	T	6, STOCKHAM LANE	68	£3,673
Dec-19	£246,228	EX1 3ZE	F	6, TREVISKER GARDENS	61	£4,037
Jun-21	£350,953	EX5 7HW	D	6, WATER LAKE AVENUE	91	£3,857
Nov-20	£358,493	EX11 1GJ	S	6, WILLIAM CLOSE	87	£4,121
May-22	£513,100	EX1 4AF	D	6, WILLIS DRIVE	127	£4,040
Dec-19	£306,284	EX1 3LL	T	6, WILLS LANE	65	£4,712
Dec-19	£384,858	EX5 7FZ	T	6, YONDER ACRE WAY	121	£3,181
Oct-19	£229,874	EX5 7GX	T	60, BUZZARD WAY	49	£4,691
May-22	£308,527	EX1 4AR	S	60, CHANNINGS DRIVE	69	£4,471
Aug-20	£470,868	EX14 3FE	D	60, MEADOW ACRE ROAD	121	£3,891
Dec-19	£315,705	EX5 7GB	S	60, RUSH MEADOW ROAD	80	£3,946
Nov-21	£300,293	EX1 4AR	T	61, CHANNINGS DRIVE	69	£4,352
Aug-22	£446,360	EX8 2FZ	D	61, ENGINEERS WAY	114	£3,915
Jun-21	£251,278	EX1 3UQ	T	61, HUTCHINGS DRIVE	50	£5,026
Sep-21	£327,944	EX14 3FE	S	61, MEADOW ACRE ROAD	81	£4,049
Dec-21	£261,208	EX5 7HY	T	61, ORCHARD WAY	73	£3,578
Oct-19	£298,222	EX14 3WB	T	62, ACLAND PARK	85	£3,508

Nov-19	£230,057	EX5 7GX	T	62, BUZZARD WAY	49	£4,695
Dec-21	£374,998	EX1 4AR	D	62, CHANNINGS DRIVE	91	£4,121
Jan-21	£447,241	EX14 3FE	D	62, MEADOW ACRE ROAD	121	£3,696
Dec-19	£330,131	EX5 7GB	S	62, RUSH MEADOW ROAD	87	£3,795
Jun-22	£282,749	EX5 7GY	S	63, HIGHER FURLONG ROAD	80	£3,534
Jun-21	£303,878	EX1 3UQ	T	63, HUTCHINGS DRIVE	87	£3,493
Nov-21	£323,120	EX14 3FE	S	63, MEADOW ACRE ROAD	81	£3,989
Nov-19	£228,800	EX5 7GX	T	64, BUZZARD WAY	49	£4,669
Jan-22	£415,222	EX1 4AR	D	64, CHANNINGS DRIVE	111	£3,741
Jul-21	£447,879	EX14 3FE	D	64, MEADOW ACRE ROAD	122	£3,671
Dec-21	£313,279	EX13 5GX	S	64, WAGTAIL WALK	72	£4,351
Jul-22	£285,132	EX5 7GY	S	65, HIGHER FURLONG ROAD	80	£3,564
Jun-21	£292,768	EX1 3UQ	T	65, HUTCHINGS DRIVE	87	£3,365
Mar-22	£532,133	EX14 3FE	D	65, MEADOW ACRE ROAD	162	£3,285
Feb-22	£301,839	EX1 4AR	T	66, CHANNINGS DRIVE	69	£4,374
Jul-22	£286,675	EX5 7GY	T	67, HIGHER FURLONG ROAD	80	£3,583
Jun-21	£303,872	EX1 3UQ	T	67, HUTCHINGS DRIVE	87	£3,493
Jun-22	£443,663	EX14 3FE	D	67, MEADOW ACRE ROAD	127	£3,493
Feb-22	£291,741	EX1 4AR	T	68, CHANNINGS DRIVE	69	£4,228
Mar-21	£471,277	EX13 5GR	D	68, CHARTER ROAD	160	£2,945
Jul-22	£283,466	EX5 7GY	T	69, HIGHER FURLONG ROAD	80	£3,543
Jun-21	£384,600	EX1 3UQ	D	69, HUTCHINGS DRIVE	88	£4,370
Jun-22	£443,663	EX14 3FE	D	69, MEADOW ACRE ROAD	127	£3,493
Sep-22	£267,359	EX5 7HZ	T	7, APPLE WAY	89	£3,004
May-20	£483,823	EX1 3ZP	D	7, ARROW FIELD ROAD	128	£3,780
Dec-20	£296,596	EX5 7HR	S	7, BARLEY ROAD	69	£4,298
Jul-22	£348,617	EX5 7HB	D	7, BARTON CLOSE	114	£3,058
Oct-21	£316,444	EX5 7HD	S	7, BLINDWELL CRESCENT	80	£3,956
Nov-19	£506,880	EX1 3JA	D	7, BRIMLICOMBE MEADOW	134	£3,783
Dec-21	£252,226	EX5 7GQ	S	7, BUZZARD WAY	65	£3,880
Nov-22	£295,869	EX5 7JF	S	7, CALVES CLOSE	79	£3,745
Nov-20	£293,938	EX1 3YT	T	7, CART LAND RISE	65	£4,522
Aug-21	£415,905	EX5 7GW	D	7, CHAFFINCH RISE	108	£3,851
Apr-22	£223,988	EX13 5GY	D	7, CHAPEL WAY	70	£3,200
Mar-20	£561,573	EX12 2FR	D	7, CORMORANT CLOSE	110	£5,105
Mar-21	£357,436	EX5 7HT	D	7, CORN CLOSE	91	£3,928
Dec-22	£407,346	EX13 5GW	D	7, CURLEW CLOSE	126	£3,233
Jun-21	£317,751	EX8 4SX	T	7, DUCHY COURT	86	£3,695
Sep-21	£375,652	EX1 3YR	S	7, ELM PARK WAY	94	£3,996
Sep-21	£211,300	EX1 3XG	F	7, ELMORES WELL AVENUE	62	£3,408
Nov-20	£338,273	EX8 2FZ	S	7, ENGINEERS WAY	80	£4,228
Dec-20	£372,303	EX1 3YX	S	7, FARLEY GROVE	84	£4,432
Jun-20	£408,984	EX1 3YA	D	7, FLAY FIELD	101	£4,049
Jan-22	£522,996	EX8 4FA	D	7, FLORA CLOSE	172	£3,041
Mar-21	£489,632	EX1 3ZT	D	7, FORD WAY	122	£4,013
Jun-19	£281,720	EX1 3RR	S	7, GARLAND MEADOW	50	£5,634
Jun-21	£303,737	EX5 7GR	S	7, GOLDFINCH LANE	78	£3,894
Jun-19	£323,658	EX5 7GD	S	7, GREAT ORCHARD	87	£3,720
Apr-21	£361,633	EX4 9AP	S	7, GUERNSEY AVENUE	85	£4,255

Jun-19	£555,233	EX1 3GY	D	7, HANNIFORD GARDENS	135	£4,113
Oct-22	£262,256	EX12 2FS	S	7, HERON CRESCENT	62	£4,230
Jun-21	£327,247	EX14 3FS	T	7, HIGHER DOWN PARK	81	£4,040
Apr-21	£231,174	EX5 7HJ	T	7, HIGHER FIELD DRIVE	56	£4,128
Oct-20	£228,239	EX5 7HS	T	7, HOME CLOSE	50	£4,565
Sep-21	£219,517	EX5 7JB	F	7, HORSEWELL ROAD	71	£3,092
Feb-21	£487,610	EX4 9AN	D	7, JERSEY ROAD	131	£3,722
Sep-20	£586,289	EX1 3XE	D	7, KILN CORNER	175	£3,350
Jun-19	£244,371	EX5 7GN	T	7, KINGFISHER RISE	65	£3,760
Jun-21	£273,120	EX5 7HU	S	7, LINHAY ROAD	73	£3,741
Dec-19	£282,022	EX5 7GE	T	7, LITTLE MEAD	79	£3,570
Sep-19	£576,081	EX1 3XQ	D	7, LITTLE MEADOW	175	£3,292
Dec-20	£300,325	EX5 7HF	S	7, LONG MEADOW ROAD	80	£3,754
Mar-23	£384,638	EX5 7JE	D	7, LONG PARK	114	£3,374
May-23	£370,197	EX14 3FX	D	7, LONGLANDS WAY	88	£4,207
Dec-21	£333,839	EX5 7HQ	D	7, LOWER FURLONG CLOSE	86	£3,882
Oct-19	£331,771	EX5 7GF	D	7, LOWER RAY	88	£3,770
Mar-21	£381,859	EX1 3GQ	S	7, MANLEY MEADOW	88	£4,339
Apr-19	£377,925	EX14 3FE	D	7, MEADOW ACRE ROAD	84	£4,499
Dec-22	£199,817	EX1 4AT	T	7, MOORE MEADOW	50	£3,996
Jul-19	£578,894	EX8 3EG	S	7, MUDBANK LANE	129	£4,488
Oct-19	£254,725	EX1 3UG	T	7, MURCH RISE	50	£5,095
Dec-21	£336,658	EX8 2GB	S	7, PARLOUR MEADOW	79	£4,261
Jun-22	£288,726	EX5 7HX	T	7, PEAR CLOSE	89	£3,244
Feb-22	£310,165	EX5 7JA	S	7, PLUM CLOSE	82	£3,782
Apr-20	£296,983	EX1 3LQ	T	7, RANJAN PLACE	65	£4,569
Aug-19	£477,523	EX12 2FY	D	7, ROGERS WAY	111	£4,302
Oct-22	£545,448	EX1 4AE	D	7, SALTER GARDENS	130	£4,196
Oct-20	£581,634	EX24 6AH	D	7, SAXON MEADOW	140	£4,155
Sep-19	£547,909	EX1 3XW	D	7, SHARLANDS VIEW	158	£3,468
Jun-22	£285,273	EX8 2GA	S	7, SHIPPENS MEAD	63	£4,528
Jun-22	£289,996	EX1 3ZL	T	7, SLOE GARDENS	64	£4,531
Dec-19	£217,084	EX5 7BZ	F	7, SOUTH VIEW PASTURE	80	£2,714
Aug-21	£314,181	EX1 4AQ	T	7, STEPHENS WAY	69	£4,553
Apr-19	£245,618	EX5 7GJ	T	7, STOCKHAM LANE	50	£4,912
Apr-19	£393,697	EX1 3XF	S	7, STONE BARTON ROAD	119	£3,308
Mar-21	£294,912	EX5 7HH	S	7, STONY AVENUE	86	£3,429
Nov-20	£529,195	EX12 2FP	D	7, TURNSTONE AVENUE	123	£4,302
Nov-21	£391,783	EX5 7HW	D	7, WATER LAKE AVENUE	111	£3,530
Jun-22	£408,767	EX1 4AF	D	7, WILLIS DRIVE	75	£5,450
Feb-22	£304,645	EX1 4AR	T	70, CHANNINGS DRIVE	69	£4,415
Jan-21	£464,929	EX13 5GR	D	70, CHARTER ROAD	160	£2,906
Jan-20	£452,027	EX13 5GT	D	71, CLOAKHAM DRIVE	145	£3,117
Jul-22	£282,397	EX5 7GY	T	71, HIGHER FURLONG ROAD	80	£3,530
Jun-21	£251,278	EX1 3UQ	T	71, HUTCHINGS DRIVE	50	£5,026
Sep-22	£323,471	EX14 3FE	T	71, MEADOW ACRE ROAD	84	£3,851
Nov-19	£238,857	EX5 7GX	T	72, BUZZARD WAY	49	£4,875
Mar-22	£290,777	EX1 4AR	T	72, CHANNINGS DRIVE	69	£4,214
Nov-21	£207,724	EX14 3FE	S	72, MEADOW ACRE ROAD	67	£3,100
Nov-21	£276,959	EX14 3FE	S	72A, MEADOW ACRE ROAD	67	£4,134

Dec-21	£280,542	EX14 3FE	S	72B, MEADOW ACRE ROAD	67	£4,187
Dec-21	£280,542	EX14 3FE	S	72C, MEADOW ACRE ROAD	67	£4,187
Jun-21	£237,252	EX1 3UQ	T	73, HUTCHINGS DRIVE	50	£4,745
May-22	£305,513	EX14 3FE	T	73, MEADOW ACRE ROAD	84	£3,637
Nov-19	£230,972	EX5 7GX	T	74, BUZZARD WAY	49	£4,714
Apr-22	£283,408	EX1 4AR	T	74, CHANNINGS DRIVE	69	£4,107
Jul-22	£672,986	EX14 3FE	D	74, MEADOW ACRE ROAD	188	£3,580
Sep-22	£403,109	EX5 7GY	D	75, HIGHER FURLONG ROAD	127	£3,174
May-22	£325,578	EX14 3FE	T	75, MEADOW ACRE ROAD	84	£3,876
Apr-22	£289,285	EX1 4AR	T	76, CHANNINGS DRIVE	69	£4,193
Jun-22	£693,226	EX14 3FE	D	76, MEADOW ACRE ROAD	188	£3,687
Aug-22	£441,046	EX5 7GY	D	77, HIGHER FURLONG ROAD	144	£3,063
Jun-21	£239,590	EX1 3UQ	T	77, HUTCHINGS DRIVE	50	£4,792
Sep-19	£467,593	EX1 3WD	D	77, OLD PARK AVENUE	113	£4,138
Sep-20	£272,104	EX5 7HA	T	77, RUSH MEADOW ROAD	69	£3,944
Nov-19	£435,103	EX12 2FT	S	77, SHEARWATER WAY	89	£4,889
Nov-19	£232,571	EX5 7GX	T	78, BUZZARD WAY	49	£4,746
Apr-22	£364,530	EX1 4AR	D	78, CHANNINGS DRIVE	91	£4,006
Aug-22	£446,355	EX14 3FE	D	78, MEADOW ACRE ROAD	122	£3,659
Aug-22	£402,255	EX5 7GY	D	79, HIGHER FURLONG ROAD	114	£3,529
Aug-21	£377,377	EX1 3UQ	D	79, HUTCHINGS DRIVE	88	£4,288
Sep-19	£469,630	EX1 3WD	D	79, OLD PARK AVENUE	113	£4,156
Sep-20	£267,537	EX5 7HA	T	79, RUSH MEADOW ROAD	69	£3,877
Nov-19	£356,668	EX12 2FT	S	79, SHEARWATER WAY	78	£4,573
Oct-20	£337,745	EX1 3ZH	T	8, AMBER RISE	77	£4,386
Jun-22	£340,515	EX5 7HZ	D	8, APPLE WAY	88	£3,869
Mar-20	£463,292	EX1 3ZP	D	8, ARROW FIELD ROAD	114	£4,064
Nov-20	£284,490	EX5 7HR	S	8, BARLEY ROAD	69	£4,123
Jun-19	£584,898	EX1 3ZB	D	8, BARNADE VIEW	158	£3,702
Jul-22	£445,043	EX5 7HB	D	8, BARTON CLOSE	127	£3,504
Jun-21	£302,560	EX5 7HD	D	8, BLINDWELL CRESCENT	114	£2,654
Nov-22	£331,981	EX5 7JQ	D	8, BROAD PARK	85	£3,906
Sep-21	£271,371	EX5 7HE	T	8, BROADHAYS DRIVE	64	£4,240
Jul-19	£263,712	EX5 7GX	S	8, BUZZARD WAY	72	£3,663
Dec-22	£317,533	EX5 7JF	S	8, CALVES CLOSE	79	£4,019
Nov-20	£303,654	EX1 3YT	T	8, CART LAND RISE	65	£4,672
Dec-21	£310,688	EX1 4AR	T	8, CHANNINGS DRIVE	87	£3,571
Aug-20	£420,299	EX1 3BH	S	8, COAKER ROAD	118	£3,562
Sep-22	£255,748	EX12 2FR	T	8, CORMORANT CLOSE	62	£4,125
Mar-21	£230,825	EX5 7HT	T	8, CORN CLOSE	50	£4,616
Dec-19	£426,428	EX13 5GU	D	8, COVERT CLOSE	123	£3,467
Feb-21	£233,857	EX5 7HP	T	8, CROWN MEAD	56	£4,176
Aug-21	£665,483	EX4 9AR	D	8, DAIRY GROVE	167	£3,985
Jul-21	£322,778	EX8 4SX	T	8, DUCHY COURT	86	£3,753
Aug-21	£385,823	EX1 3YR	D	8, ELM PARK WAY	81	£4,763
Sep-19	£519,724	EX1 3XG	D	8, ELMORES WELL AVENUE	143	£3,634
Dec-20	£334,129	EX8 2FZ	S	8, ENGINEERS WAY	80	£4,177
Sep-20	£302,810	EX1 3YX	T	8, FARLEY GROVE	65	£4,659
Feb-21	£312,338	EX1 3YA	S	8, FLAY FIELD	69	£4,527
Sep-19	£359,243	EX8 4FA	T	8, FLORA CLOSE	72	£4,989

Jun-19	£396,428	EX1 3RR	D	8, GARLAND MEADOW	91	£4,356
Aug-19	£224,736	EX5 7GD	T	8, GREAT ORCHARD	56	£4,013
Apr-21	£365,580	EX4 9AP	S	8, GUERNSEY AVENUE	85	£4,301
Jun-19	£435,364	EX1 3GY	D	8, HANNIFORD GARDENS	105	£4,146
Jan-21	£285,357	EX14 3FS	S	8, HIGHER DOWN PARK	73	£3,909
Mar-21	£283,853	EX5 7HJ	S	8, HIGHER FIELD DRIVE	80	£3,548
Oct-21	£307,346	EX5 7JB	T	8, HORSEWELL ROAD	85	£3,616
Oct-21	£291,301	EX5 7HL	T	8, ISLAND AVENUE	80	£3,641
Nov-19	£418,229	EX5 7GN	D	8, KINGFISHER RISE	104	£4,021
Nov-22	£312,112	EX1 4AZ	S	8, LANG HILL	64	£4,877
Aug-22	£256,967	EX4 8RP	T	8, LIMESTONE DRIVE	71	£3,619
Sep-21	£227,545	EX5 7HU	T	8, LINHAY ROAD	50	£4,551
Nov-20	£321,813	EX5 7GT	T	8, LINNET PARK	85	£3,786
Dec-19	£251,408	EX5 7GE	S	8, LITTLE MEAD	56	£4,489
Nov-20	£236,894	EX1 3YB	T	8, LITTLEWORTH CLOSE	50	£4,738
Dec-21	£377,279	EX14 3FX	D	8, LONGLANDS WAY	88	£4,287
Sep-21	£457,319	EX1 3ZA	D	8, LOWER COPPICE	117	£3,909
Dec-21	£298,030	EX5 7HQ	T	8, LOWER FURLONG CLOSE	80	£3,725
Oct-19	£304,460	EX5 7GF	S	8, LOWER RAY	80	£3,806
Jul-19	£376,690	EX14 3FE	D	8, MEADOW ACRE ROAD	84	£4,484
Dec-22	£241,487	EX1 4AT	S	8, MOORE MEADOW	69	£3,500
Jul-19	£580,548	EX8 3EG	S	8, MUDBANK LANE	129	£4,500
Nov-19	£257,715	EX1 3UG	T	8, MURCH RISE	50	£5,154
Jun-22	£313,241	EX14 1EP	S	8, OLD SHOW FIELD WAY	79	£3,965
May-22	£276,458	EX5 7HX	S	8, PEAR CLOSE	69	£4,007
Dec-21	£399,001	EX5 7JA	D	8, PLUM CLOSE	111	£3,595
Mar-20	£338,658	EX1 3ZF	T	8, QUERN RISE	77	£4,398
May-21	£312,551	EX1 3LQ	S	8, RANJAN PLACE	65	£4,808
Sep-21	£309,178	EX5 7GU	T	8, ROBIN LANE	85	£3,637
Dec-19	£544,234	EX12 2FY	D	8, ROGERS WAY	140	£3,887
May-19	£445,992	EX1 3GS	D	8, RUTLERY FIELD	110	£4,054
Jan-23	£696,392	EX1 4AE	D	8, SALTER GARDENS	162	£4,299
Dec-20	£582,183	EX24 6AH	D	8, SAXON MEADOW	136	£4,281
Jun-19	£535,129	EX1 3XW	D	8, SHARLANDS VIEW	175	£3,058
Jun-22	£338,972	EX8 2GA	S	8, SHIPPENS MEAD	79	£4,291
Dec-22	£385,053	EX14 1EZ	D	8, SILK DRIVE	107	£3,599
May-21	£423,670	EX14 1EL	D	8, SION CLOSE	107	£3,960
Jul-22	£295,519	EX1 3ZL	T	8, SLOE GARDENS	64	£4,617
Oct-21	£389,244	EX5 7GS	D	8, SPARROW DRIVE	104	£3,743
Jun-21	£227,616	EX5 7HH	T	8, STONY AVENUE	56	£4,065
Jun-21	£353,356	EX5 7HW	D	8, WATER LAKE AVENUE	91	£3,883
Jan-21	£265,674	EX11 1GJ	D	8, WILLIAM CLOSE	69	£3,850
May-22	£492,313	EX1 4AF	D	8, WILLIS DRIVE	120	£4,103
Dec-19	£310,483	EX1 3LL	D	8, WILLS LANE	65	£4,777
Jan-20	£387,393	EX5 7FZ	D	8, YONDER ACRE WAY	121	£3,202
Dec-19	£371,357	EX5 7GX	D	80, BUZZARD WAY	91	£4,081
Mar-22	£361,525	EX1 4AR	D	80, CHANNINGS DRIVE	91	£3,973
Aug-22	£542,003	EX14 3FE	D	80, MEADOW ACRE ROAD	179	£3,028
Jul-22	£406,480	EX1 3YS	T	80, TITHEBARN WAY	130	£3,127
Jul-19	£367,674	EX1 3WD	S	81, OLD PARK AVENUE	107	£3,436

Aug-20	£286,652	EX5 7HA	T	81, RUSH MEADOW ROAD	69	£4,154
Jun-20	£394,359	EX12 2FT	D	81, SHEARWATER WAY	90	£4,382
Dec-19	£292,179	EX5 7GX	T	82, BUZZARD WAY	69	£4,234
Mar-22	£299,007	EX1 4AR	T	82, CHANNINGS DRIVE	69	£4,333
Sep-22	£640,546	EX14 3FE	D	82, MEADOW ACRE ROAD	188	£3,407
Aug-22	£350,291	EX1 3YS	T	82, TITHEBARN WAY	94	£3,727
Apr-19	£249,275	EX13 5FN	T	83, DUKES WAY	99	£2,518
Jul-19	£367,674	EX1 3WD	S	83, OLD PARK AVENUE	107	£3,436
Sep-20	£284,072	EX5 7HA	S	83, RUSH MEADOW ROAD	69	£4,117
Oct-20	£395,751	EX12 2FT	D	83, SHEARWATER WAY	91	£4,349
Dec-19	£279,481	EX5 7GX	T	84, BUZZARD WAY	69	£4,050
May-22	£279,790	EX1 4AR	T	84, CHANNINGS DRIVE	69	£4,055
Sep-22	£645,671	EX14 3FE	D	84, MEADOW ACRE ROAD	188	£3,434
Aug-22	£350,291	EX1 3YS	T	84, TITHEBARN WAY	94	£3,727
Aug-21	£111,912	EX13 5FN	F	85, DUKES WAY	47	£2,381
Sep-21	£301,062	EX1 3UQ	T	85, HUTCHINGS DRIVE	87	£3,460
Jul-19	£334,466	EX1 3WD	S	85, OLD PARK AVENUE	77	£4,344
Sep-20	£271,727	EX5 7HA	S	85, RUSH MEADOW ROAD	69	£3,938
Nov-19	£285,022	EX12 2FT	S	85, SHEARWATER WAY	62	£4,597
Dec-19	£289,644	EX5 7GX	T	86, BUZZARD WAY	69	£4,198
Apr-22	£289,078	EX1 4AR	T	86, CHANNINGS DRIVE	69	£4,190
Jul-22	£411,828	EX1 3YS	T	86, TITHEBARN WAY	130	£3,168
Feb-22	£115,083	EX13 5FN	F	87, DUKES WAY	69	£1,668
Jul-19	£335,421	EX1 3WD	S	87, OLD PARK AVENUE	77	£4,356
Mar-20	£423,430	EX12 2FT	S	87, SHEARWATER WAY	89	£4,758
Dec-21	£333,644	EX5 7FP	T	88, BADGER WAY	90	£3,707
Dec-19	£359,832	EX5 7GX	D	88, BUZZARD WAY	91	£3,954
Mar-22	£406,623	EX1 4AR	D	88, CHANNINGS DRIVE	111	£3,663
Jun-22	£399,301	EX1 3YS	D	88, TITHEBARN WAY	94	£4,248
Sep-22	£217,082	EX5 7JL	F	88, YONDER ACRE WAY	71	£3,057
Oct-21	£101,029	EX13 5FN	F	89, DUKES WAY	47	£2,150
Jul-19	£366,627	EX1 3WD	S	89, OLD PARK AVENUE	107	£3,426
Dec-20	£337,856	EX5 7HA	D	89, RUSH MEADOW ROAD	88	£3,839
Nov-19	£337,098	EX12 2FT	T	89, SHEARWATER WAY	80	£4,214
Jun-19	£314,479	EX1 3XL	S	9, ASHLAR ROW	66	£4,765
Dec-20	£291,638	EX5 7HR	S	9, BARLEY ROAD	69	£4,227
Jun-22	£456,978	EX5 7HB	D	9, BARTON CLOSE	144	£3,173
Aug-21	£458,165	EX5 7HD	D	9, BLINDWELL CRESCENT	127	£3,608
Nov-19	£544,901	EX1 3JA	D	9, BRIMLICOMBE MEADOW	144	£3,784
Jun-19	£230,921	EX5 7GQ	T	9, BUZZARD WAY	49	£4,713
Nov-20	£354,994	EX1 3YT	S	9, CART LAND RISE	81	£4,383
Jul-21	£417,557	EX5 7GW	D	9, CHAFFINCH RISE	108	£3,866
Feb-22	£1,099,038	EX8 5EL	D	9, CHARLES COURT	258	£4,260
Mar-20	£550,886	EX1 3BH	D	9, COAKER ROAD	153	£3,601
Aug-21	£446,161	EX1 4AB	D	9, COMER CLOSE	104	£4,290
Apr-21	£357,244	EX5 7HT	D	9, CORN CLOSE	91	£3,926
Dec-22	£302,976	EX13 5GW	D	9, CURLEW CLOSE	95	£3,189
Jul-21	£331,767	EX8 4SX	T	9, DUCHY COURT	86	£3,858
Dec-22	£424,162	EX5 7JN	D	9, ELBOW CLOSE	114	£3,721

Sep-21	£382,197	EX1 3YR	S	9, ELM PARK WAY	94	£4,066
Sep-21	£213,490	EX1 3XG	F	9, ELMORES WELL AVENUE	62	£3,443
Nov-20	£405,129	EX8 2FZ	D	9, ENGINEERS WAY	109	£3,717
Feb-21	£366,053	EX1 3YX	D	9, FARLEY GROVE	79	£4,634
Sep-20	£302,605	EX1 3YA	S	9, FLAY FIELD	69	£4,386
Jan-22	£528,620	EX8 4FA	D	9, FLORA CLOSE	172	£3,073
Mar-21	£465,151	EX1 3ZT	D	9, FORD WAY	114	£4,080
Sep-19	£379,466	EX1 3RR	D	9, GARLAND MEADOW	91	£4,170
Jun-21	£290,039	EX5 7GR	S	9, GOLDFINCH LANE	78	£3,718
Nov-19	£396,050	EX5 7GD	D	9, GREAT ORCHARD	114	£3,474
May-19	£646,301	EX1 3GY	D	9, HANNIFORD GARDENS	171	£3,780
Nov-22	£497,971	EX12 2FS	D	9, HERON CRESCENT	123	£4,049
May-21	£374,034	EX14 3FS	D	9, HIGHER DOWN PARK	88	£4,250
Jun-21	£338,396	EX5 7HJ	D	9, HIGHER FIELD DRIVE	86	£3,935
Dec-22	£294,423	EX5 7GY	T	9, HIGHER FURLONG ROAD	79	£3,727
Dec-19	£302,284	EX5 7GN	T	9, KINGFISHER RISE	78	£3,875
May-19	£501,579	EX5 1FP	D	9, LANGDON WAY	123	£4,078
Aug-21	£219,283	EX5 7HU	T	9, LINHAY ROAD	50	£4,386
Dec-20	£413,145	EX5 7GT	D	9, LINNET PARK	108	£3,825
Dec-19	£197,136	EX5 7GE	F	9, LITTLE MEAD	72	£2,738
Dec-20	£291,203	EX5 7HF	S	9, LONG MEADOW ROAD	80	£3,640
Nov-21	£332,022	EX1 3ZA	T	9, LOWER COPPICE	79	£4,203
Dec-21	£291,126	EX5 7HQ	T	9, LOWER FURLONG CLOSE	80	£3,639
Oct-19	£441,594	EX5 7GF	D	9, LOWER RAY	128	£3,450
Mar-21	£383,379	EX1 3GQ	S	9, MANLEY MEADOW	88	£4,357
Dec-22	£241,487	EX1 4AT	S	9, MOORE MEADOW	69	£3,500
Jul-19	£546,734	EX8 3EG	S	9, MUDBANK LANE	129	£4,238
Oct-19	£267,151	EX1 3UG	T	9, MURCH RISE	50	£5,343
Oct-20	£659,585	EX11 1FR	D	9, OAK TREE GARDENS	152	£4,339
Mar-22	£304,533	EX14 1EP	S	9, OLD SHOW FIELD WAY	79	£3,855
Nov-22	£249,881	EX5 7HY	T	9, ORCHARD WAY	50	£4,998
Jan-22	£337,369	EX8 2GB	T	9, PARLOUR MEADOW	79	£4,270
Jun-22	£292,326	EX5 7HX	T	9, PEAR CLOSE	89	£3,285
Mar-22	£309,767	EX5 7JA	S	9, PLUM CLOSE	82	£3,778
Mar-20	£309,098	EX1 3LQ	T	9, RANJAN PLACE	65	£4,755
Feb-20	£535,062	EX12 2FY	D	9, ROGERS WAY	138	£3,877
Oct-22	£532,169	EX1 4AE	D	9, SALTER GARDENS	131	£4,062
Oct-20	£141,778	EX24 6AH	F	9, SAXON MEADOW	38	£3,731
May-19	£594,650	EX1 3XW	D	9, SHARLANDS VIEW	175	£3,398
Sep-22	£263,344	EX8 2GA	S	9, SHIPPENS MEAD	63	£4,180
Dec-22	£295,074	EX14 1EZ	S	9, SILK DRIVE	79	£3,735
Jul-22	£409,163	EX1 3ZL	D	9, SLOE GARDENS	94	£4,353
Apr-19	£376,432	EX1 3XF	S	9, STONE BARTON ROAD	107	£3,518
Jun-19	£484,736	EX12 2FP	D	9, TURNSTONE AVENUE	110	£4,407
Nov-21	£340,686	EX5 7HW	D	9, WATER LAKE AVENUE	91	£3,744
Jun-22	£402,296	EX1 4AF	D	9, WILLIS DRIVE	75	£5,364
Dec-19	£283,286	EX5 7GX	T	90, BUZZARD WAY	69	£4,106
Dec-22	£522,204	EX14 3FH	D	90, MEADOW ACRE ROAD	132	£3,956
Dec-20	£346,364	EX5 7GB	D	90, RUSH MEADOW ROAD	88	£3,936
May-22	£406,979	EX1 3YS	T	90, TITHEBARN WAY	130	£3,131

May-21	£111,453	EX13 5FN	F	91, DUKES WAY	69	£1,615
Oct-22	£505,612	EX14 3FH	D	91, MEADOW ACRE ROAD	132	£3,830
Jul-19	£367,674	EX1 3WD	S	91, OLD PARK AVENUE	107	£3,436
Oct-19	£288,212	EX12 2FT	T	91, SHEARWATER WAY	62	£4,649
Dec-19	£273,129	EX5 7GX	T	92, BUZZARD WAY	69	£3,958
Nov-22	£456,469	EX14 3FH	D	92, MEADOW ACRE ROAD	121	£3,772
May-22	£358,141	EX1 3YS	T	92, TITHEBARN WAY	94	£3,810
Nov-22	£105,552	EX13 5FN	F	93, DUKES WAY	47	£2,246
Oct-22	£439,217	EX14 3FH	D	93, MEADOW ACRE ROAD	121	£3,630
Jun-19	£340,686	EX1 3WD	S	93, OLD PARK AVENUE	77	£4,424
Nov-19	£284,659	EX12 2FT	T	93, SHEARWATER WAY	62	£4,591
Feb-20	£271,301	EX5 7GX	T	94, BUZZARD WAY	69	£3,932
Jun-23	£464,314	EX14 3FH	D	94, MEADOW ACRE ROAD	122	£3,806
Jun-21	£224,821	EX5 7GB	T	94, RUSH MEADOW ROAD	50	£4,496
May-22	£401,998	EX1 3YS	T	94, TITHEBARN WAY	130	£3,092
Apr-22	£108,863	EX13 5FN	F	95, DUKES WAY	69	£1,578
Nov-22	£446,094	EX14 3FH	D	95, MEADOW ACRE ROAD	121	£3,687
Jun-19	£340,686	EX1 3WD	S	95, OLD PARK AVENUE	77	£4,424
Jan-20	£418,322	EX12 2FT	T	95, SHEARWATER WAY	89	£4,700
Dec-19	£290,273	EX5 7GX	T	96, BUZZARD WAY	69	£4,207
Dec-22	£426,288	EX14 3FH	D	96, MEADOW ACRE ROAD	106	£4,022
Jun-21	£216,221	EX5 7GB	T	96, RUSH MEADOW ROAD	50	£4,324
Apr-22	£414,824	EX1 3YS	T	96, TITHEBARN WAY	130	£3,191
Nov-22	£357,138	EX14 3FH	S	97, MEADOW ACRE ROAD	114	£3,133
Jun-19	£373,445	EX1 3WD	S	97, OLD PARK AVENUE	107	£3,490
Dec-19	£351,726	EX12 2FT	T	97, SHEARWATER WAY	78	£4,509
Feb-22	£392,727	EX5 7FP	D	98, BADGER WAY	108	£3,636
Feb-23	£497,649	EX14 3FH	D	98, MEADOW ACRE ROAD	122	£4,079
Jun-21	£218,558	EX5 7GB	T	98, RUSH MEADOW ROAD	50	£4,371
Apr-22	£376,401	EX1 3YS	T	98, TITHEBARN WAY	94	£4,004
Nov-22	£357,138	EX14 3FH	S	99, MEADOW ACRE ROAD	114	£3,133
Jun-19	£377,376	EX1 3WD	S	99, OLD PARK AVENUE	107	£3,527
Jun-20	£348,908	EX12 2FT	T	99, SHEARWATER WAY	78	£4,473
Jun-21	£510,748	EX11 1AF	T	CORN MILL, 2, MILL STREET	200	£2,554
Apr-22	£303,042	EX11 1AF	F	CORN MILL, 3, MILL STREET	70	£4,329
Jul-21	£324,040	EX11 1AF	F	CORN MILL, 4, MILL STREET	72	£4,501
Jan-22	£302,599	EX11 1AF	F	CORN MILL, 5, MILL STREET	72	£4,203
Jun-21	£330,120	EX11 1AF	F	CORN MILL, 6, MILL STREET	92	£3,588
Sep-21	£208,021	EX8 1DJ	F	ESTUARY REACH, 1, ELM GROVE	64	£3,250
Nov-21	£276,882	EX8 1DJ	F	ESTUARY REACH, 11, ELM GROVE	61	£4,539
Apr-21	£269,339	EX8 1DJ	F	ESTUARY REACH, 12, ELM GROVE	59	£4,565
Sep-21	£319,696	EX8 1DJ	F	ESTUARY REACH, 13, ELM GROVE	63	£5,075
Apr-21	£346,293	EX8 1DJ	F	ESTUARY REACH, 14, ELM GROVE	66	£5,247
Jun-21	£332,299	EX8 1DJ	F	ESTUARY REACH, 16, ELM GROVE	61	£5,448
Sep-21	£500,028	EX8 1DJ	F	ESTUARY REACH, 18, ELM GROVE	76	£6,579
Dec-21	£214,284	EX8 1DJ	F	ESTUARY REACH, 2, ELM GROVE	63	£3,401
Sep-21	£276,861	EX8 1DJ	F	ESTUARY REACH, 3, ELM GROVE	66	£4,195
Sep-21	£290,135	EX8 1DJ	F	ESTUARY REACH, 4, ELM GROVE	62	£4,680
Apr-21	£247,352	EX8 1DJ	F	ESTUARY REACH, 5, ELM GROVE	61	£4,055
Sep-21	£224,444	EX8 1DJ	F	ESTUARY REACH, 6, ELM GROVE	59	£3,804

Oct-21	£282,246	EX8 1DJ	F	ESTUARY REACH, 7, ELM GROVE	64	£4,410
Sep-21	£262,764	EX8 1DJ	F	ESTUARY REACH, 8, ELM GROVE	63	£4,171
Sep-21	£295,609	EX8 1DJ	F	ESTUARY REACH, 9, ELM GROVE	66	£4,479
Sep-19	£302,728	EX8 2EP	F	LYDWIN GRANGE, 2, THE FARRINGDON, STEVENSTONE ROAD	82	£3,692
Jun-21	£188,484	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 1, SION CLOSE	68	£2,772
Jul-21	£197,719	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 10, SION CLOSE	68	£2,908
Jul-21	£204,081	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 11, SION CLOSE	68	£3,001
Jun-21	£185,216	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 2, SION CLOSE	68	£2,724
Jul-21	£182,341	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 3, SION CLOSE	68	£2,681
Jul-21	£186,735	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 4, SION CLOSE	68	£2,746
Jul-21	£193,326	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 5, SION CLOSE	68	£2,843
Jul-21	£190,030	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 6, SION CLOSE	68	£2,795
Jul-21	£190,030	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 7, SION CLOSE	68	£2,795
Jun-21	£191,753	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 8, SION CLOSE	68	£2,820
Jun-21	£196,111	EX14 1EL	F	OAKLEA HOUSE, APARTMENT 9, SION CLOSE	68	£2,884
Apr-19	£319,583	EX8 2FD	T	OCEAN QUEST, 34, 1, DOUGLAS AVENUE	186	£1,718
May-22	£171,748	EX5 7GL	F	OSPREY HOUSE, 1, KINGFISHER RISE	45	£3,817
May-22	£171,748	EX5 7GL	F	OSPREY HOUSE, 2, KINGFISHER RISE	45	£3,817
Jun-22	£172,893	EX5 7GL	F	OSPREY HOUSE, 3, KINGFISHER RISE	45	£3,842
May-22	£174,403	EX5 7GL	F	OSPREY HOUSE, 4, KINGFISHER RISE	45	£3,876
May-22	£174,403	EX5 7GL	F	OSPREY HOUSE, 5, KINGFISHER RISE	45	£3,876
May-22	£174,403	EX5 7GL	F	OSPREY HOUSE, 6, KINGFISHER RISE	45	£3,876
May-22	£176,954	EX5 7GL	F	OSPREY HOUSE, 7, KINGFISHER RISE	45	£3,932
May-22	£179,609	EX5 7GL	F	OSPREY HOUSE, 8, KINGFISHER RISE	45	£3,991
May-22	£176,954	EX5 7GL	F	OSPREY HOUSE, 9, KINGFISHER RISE	45	£3,932
Sep-21	£361,300	EX11 1GT	F	OTTER MILL, APARTMENT 1, TUMBLING WEIR WAY	118	£3,062
Mar-22	£285,938	EX11 1GT	F	OTTER MILL, APARTMENT 10, TUMBLING WEIR WAY	74	£3,864
Dec-21	£292,027	EX11 1GT	F	OTTER MILL, APARTMENT 12, TUMBLING WEIR WAY	75	£3,894
Nov-21	£301,364	EX11 1GT	F	OTTER MILL, APARTMENT 13, TUMBLING WEIR WAY	75	£4,018
Apr-22	£295,052	EX11 1GT	F	OTTER MILL, APARTMENT 14, TUMBLING WEIR WAY	75	£3,934
Nov-21	£273,862	EX11 1GT	F	OTTER MILL, APARTMENT 15, TUMBLING WEIR WAY	74	£3,701
Sep-21	£202,547	EX11 1GT	F	OTTER MILL, APARTMENT 16, TUMBLING WEIR WAY	50	£4,051

Dec-21	£313,237	EX11 1GT	F	OTTER MILL, APARTMENT 18, TUMBLING WEIR WAY	75	£4,176
Nov-21	£292,474	EX11 1GT	F	OTTER MILL, APARTMENT 19, TUMBLING WEIR WAY	75	£3,900
Sep-21	£320,243	EX11 1GT	F	OTTER MILL, APARTMENT 2, TUMBLING WEIR WAY	113	£2,834
Aug-21	£334,750	EX11 1GT	F	OTTER MILL, APARTMENT 20, TUMBLING WEIR WAY	79	£4,237
Apr-22	£301,483	EX11 1GT	F	OTTER MILL, APARTMENT 21, TUMBLING WEIR WAY	75	£4,020
Aug-21	£215,078	EX11 1GT	F	OTTER MILL, APARTMENT 22, TUMBLING WEIR WAY	50	£4,302
Dec-21	£335,291	EX11 1GT	F	OTTER MILL, APARTMENT 3, TUMBLING WEIR WAY	113	£2,967
Jan-22	£318,810	EX11 1GT	F	OTTER MILL, APARTMENT 4, TUMBLING WEIR WAY	104	£3,065
Feb-22	£304,511	EX11 1GT	F	OTTER MILL, APARTMENT 5, TUMBLING WEIR WAY	91	£3,346
Jul-21	£203,212	EX11 1GT	F	OTTER MILL, APARTMENT 6, TUMBLING WEIR WAY	50	£4,064
Nov-21	£297,792	EX11 1GT	F	OTTER MILL, APARTMENT 7, TUMBLING WEIR WAY	75	£3,971
Sep-21	£306,558	EX11 1GT	F	OTTER MILL, APARTMENT 8, TUMBLING WEIR WAY	75	£4,087
Feb-22	£296,001	EX11 1GT	F	OTTER MILL, APARTMENT 9, TUMBLING WEIR WAY	78	£3,795
Sep-21	£383,197	EX11 1ZL	F	PRIORY HOUSE, 10, APARTMENT 1, PATERNOSTER ROW	105	£3,649
Jun-21	£272,376	EX11 1ZL	F	PRIORY HOUSE, 10, APARTMENT 2, PATERNOSTER ROW	70	£3,891
Sep-21	£335,589	EX11 1ZL	F	PRIORY HOUSE, 10, APARTMENT 3, PATERNOSTER ROW	103	£3,258
Apr-21	£278,050	EX11 1ZL	F	PRIORY HOUSE, 10, APARTMENT 5, PATERNOSTER ROW	71	£3,916
Nov-21	£293,495	EX11 1ZL	F	PRIORY HOUSE, 10, APARTMENT 6, PATERNOSTER ROW	75	£3,913
Apr-22	£321,875	EX11 1ZL	F	PRIORY HOUSE, 10, APARTMENT 7, PATERNOSTER ROW	94	£3,424
Nov-20	£340,111	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 1, SARLSDOWN ROAD	64	£5,314
Apr-22	£421,036	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 10, SARLSDOWN ROAD	162	£2,599
Feb-22	£328,914	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 2, SARLSDOWN ROAD	53	£6,206
Dec-20	£375,248	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 3, SARLSDOWN ROAD	71	£5,285
Oct-21	£336,889	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 4, SARLSDOWN ROAD	81	£4,159
Sep-21	£306,558	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 5, SARLSDOWN ROAD	64	£4,790

Feb-23	£249,503	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 6, SARLSDOWN ROAD	64	£3,898
Aug-21	£361,773	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 7, SARLSDOWN ROAD	71	£5,095
Sep-21	£350,352	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 8, SARLSDOWN ROAD	81	£4,325
Dec-20	£479,163	EX8 2FX	F	SARLSDOWN HOUSE, 1, APARTMENT 9, SARLSDOWN ROAD	133	£3,603
Apr-19	£681,484	EX8 2FE	S	ST OLANS, 14, 4, CYPRUS ROAD	166	£4,105
Mar-20	£591,417	EX8 2FE	T	ST OLANS, 14, 5, CYPRUS ROAD	166	£3,563
Nov-19	£612,874	EX8 2FE	T	ST OLANS, 14, 6, CYPRUS ROAD	166	£3,692
Sep-20	£671,796	EX8 2FE	D	ST OLANS, 14, 7, CYPRUS ROAD	161	£4,173
Nov-19	£817,447	EX8 2FE	D	ST OLANS, 14, 8, CYPRUS ROAD	178	£4,592
Jun-22	£546,531	EX8 2QA	F	THE OAKS, 34B, 1, CRANFORD AVENUE	131	£4,172
Sep-22	£434,164	EX8 2QA	F	THE OAKS, 34B, 10, CRANFORD AVENUE	99	£4,385
Aug-22	£506,430	EX8 2QA	F	THE OAKS, 34B, 11, CRANFORD AVENUE	99	£5,115
Apr-22	£461,354	EX8 2QA	F	THE OAKS, 34B, 12, CRANFORD AVENUE	102	£4,523
Mar-22	£546,637	EX8 2QA	F	THE OAKS, 34B, 2, CRANFORD AVENUE	121	£4,518
Apr-22	£579,375	EX8 2QA	F	THE OAKS, 34B, 3, CRANFORD AVENUE	130	£4,457
May-22	£536,225	EX8 2QA	F	THE OAKS, 34B, 4, CRANFORD AVENUE	124	£4,324
Feb-23	£462,620	EX8 2QA	F	THE OAKS, 34B, 5, CRANFORD AVENUE	131	£3,531
May-22	£536,911	EX8 2QA	F	THE OAKS, 34B, 7, CRANFORD AVENUE	130	£4,130
Jun-22	£536,020	EX8 2QA	F	THE OAKS, 34B, 8, CRANFORD AVENUE	124	£4,323

Older persons

Date	HPI Adjusted Sale Price	Postcode	Type	Address	Sq. m	£/sq. m
Jan-21	£376,323	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 1, SOUTH LAWN	61	£6,169
Oct-21	£337,905	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 10, SOUTH LAWN	49	£6,896
Nov-21	£360,488	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 12, SOUTH LAWN	61	£5,910
Dec-22	£353,783	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 12A, SOUTH LAWN	58	£6,100
Jun-22	£326,815	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 14, SOUTH LAWN	53	£6,166
Jun-22	£445,580	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 15, SOUTH LAWN	76	£5,863
Jun-21	£353,823	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 16, SOUTH LAWN	56	£6,318
May-22	£466,411	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 17, SOUTH LAWN	72	£6,478
Dec-20	£346,295	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 18, SOUTH LAWN	46	£7,528
Dec-21	£354,705	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 2, SOUTH LAWN	58	£6,116

Feb-22	£325,009	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 21, SOUTH LAWN	48	£6,771
Oct-21	£333,361	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 22, SOUTH LAWN	50	£6,667
Mar-22	£355,235	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 24, SOUTH LAWN	62	£5,730
Jan-22	£475,318	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 25, SOUTH LAWN	69	£6,889
Dec-20	£359,026	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 26, SOUTH LAWN	49	£7,327
Nov-22	£325,652	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 27, SOUTH LAWN	46	£7,079
Nov-21	£368,996	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 28, SOUTH LAWN	61	£6,049
Jun-22	£349,937	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 29, SOUTH LAWN	58	£6,033
Dec-20	£355,562	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 3, SOUTH LAWN	53	£6,709
Feb-21	£357,683	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 30, SOUTH LAWN	53	£6,749
Jun-22	£469,754	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 31, SOUTH LAWN	82	£5,729
Nov-22	£461,362	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 33, SOUTH LAWN	76	£6,071
Jan-21	£505,635	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 38, SOUTH LAWN	98	£5,160
Oct-21	£510,093	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 39, SOUTH LAWN	89	£5,731
Jan-21	£533,718	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 4, SOUTH LAWN	76	£7,023
Dec-20	£370,540	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 5, SOUTH LAWN	52	£7,126
Oct-21	£465,539	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 6, SOUTH LAWN	72	£6,466
Apr-21	£322,602	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 7, SOUTH LAWN	46	£7,013
Sep-21	£367,814	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 8, SOUTH LAWN	62	£5,932
Mar-22	£454,958	EX10 9FN	FOP	LOCKYER LODGE, APARTMENT 9, SOUTH LAWN	69	£6,594
Aug-19	£306,994	EX11 1GP	FOP	TUMBLING WEIR COURT, 1, TUMBLING WEIR WAY	56	£5,482
Aug-19	£433,946	EX11 1GP	FOP	TUMBLING WEIR COURT, 19, TUMBLING WEIR WAY	85	£5,105
Oct-19	£276,296	EX11 1GP	FOP	TUMBLING WEIR COURT, 20, TUMBLING WEIR WAY	56	£4,934
Aug-19	£318,535	EX11 1GP	FOP	TUMBLING WEIR COURT, 22, TUMBLING WEIR WAY	60	£5,309
Sep-19	£512,129	EX11 1GP	FOP	TUMBLING WEIR COURT, 24, TUMBLING WEIR WAY	113	£4,532

Aug-19	£310,198	EX11 1GP	FOP	TUMBLING WEIR COURT, 3, TUMBLING WEIR WAY	60	£5,170
Aug-19	£410,864	EX11 1GP	FOP	TUMBLING WEIR COURT, 4, TUMBLING WEIR WAY	83	£4,950
Oct-19	£387,966	EX11 1GP	FOP	TUMBLING WEIR COURT, 5, TUMBLING WEIR WAY	73	£5,315
Oct-19	£376,453	EX11 1GP	FOP	TUMBLING WEIR COURT, 6, TUMBLING WEIR WAY	78	£4,826
Sep-19	£420,842	EX11 1GP	FOP	TUMBLING WEIR COURT, 9, TUMBLING WEIR WAY	85	£4,951

Appendix D 'For sale' residential advertised price

Data from property websites & planning applications – as at 4Q 2024

Developer	Type	Bedrooms	m ²	Asking Price	Asking Price £/m ²	Value area
Persimmon - Mosshayne, Cherrywood Grange, Stone Barton Road, Tithebarn EX1 3ZH	Terraced	3	96	£305,000	£3,172	VA2
Persimmon - Mosshayne, Cherrywood Grange, Stone Barton Road, Tithebarn EX1 3ZH	Terraced	3	96	£315,000	£3,276	VA2
Redrow - Old Park Farm, Saxon Brook, Blackmore Drive, Exeter EX1 4AH	Detached	5	172	£645,000	£3,753	VA2
Redrow - Old Park Farm, Saxon Brook, Blackmore Drive, Exeter EX1 4AH	Detached	5	172	£655,000	£3,811	VA2
Redrow - Old Park Farm, Saxon Brook, Blackmore Drive, Exeter EX1 4AH	Detached	4	164	£675,000	£4,107	VA2
Redrow - Old Park Farm, Saxon Brook, Blackmore Drive, Exeter EX1 4AH	Detached	3	126	£499,000	£3,976	VA2
Redrow - Old Park Farm, Saxon Brook, Blackmore Drive, Exeter EX1 4AH	Detached	3	126	£510,000	£4,063	VA2
Redrow - Old Park Farm, Saxon Brook, Blackmore Drive, Exeter EX1 4AH	Detached	3	122	£473,000	£3,863	VA2
Persimmon - Mosshayne, Cherrywood Grange, Stone Barton Road, Tithebarn EX1 3ZH	Detached	4	119	£450,000	£3,796	VA2
Persimmon - Mosshayne, Cherrywood Grange, Stone Barton Road, Tithebarn EX1 3ZH	Detached	4	119	£455,000	£3,838	VA2
Persimmon - Mosshayne, Cherrywood Grange, Stone Barton Road, Tithebarn EX1 3ZH	Detached	4	119	£455,000	£3,838	VA2
Persimmon - Mosshayne, Cherrywood Grange, Stone Barton Road, Tithebarn EX1 3ZH	Detached	4	119	£455,000	£3,838	VA2
Bloor Homes - Pinn Court Farm, Pinhoe, Fairley Grove, Exeter EX1 3YX	Detached	4	105	£425,000	£4,048	VA2

Bloor Homes - Pinn Court Farm, Pinhoe, Fairley Grove, Exeter EX1 3YX	Detached	4	105	£435,000	£4,144	VA2
Bloor Homes - Pinn Court Farm, Pinhoe, Fairley Grove, Exeter EX1 3YX	Detached	4	114	£450,000	£3,932	VA2
Bloor Homes - Pinn Court Farm, Pinhoe, Fairley Grove, Exeter EX1 3YX	Detached	4	114	£465,000	£4,063	VA2
Bloor Homes - Pinn Court Farm, Pinhoe, Fairley Grove, Exeter EX1 3YX	Detached	3	87	£385,000	£4,409	VA2
Bloor Homes - Pinn Court Farm, Pinhoe, Fairley Grove, Exeter EX1 3YX	Detached	3	79	£355,000	£4,511	VA2
Bloor Homes - Pinn Court Farm, Pinhoe, Fairley Grove, Exeter EX1 3YX	Detached	4	122	£485,000	£3,979	VA2
Axe Associates - Seaton Quay, Harbour Road, Seaton EX12 4AA	Terraced	4	160	£750,000	£4,688	VA3
Maer Barns Exmouth Ltd - Maer Lane, Exmouth EX8 5DD	Terraced	4	159	£775,000	£4,881	VA3
Maer Barns Exmouth Ltd - Maer Lane, Exmouth EX8 5DD	Terraced	4	169	£825,000	£4,890	VA3
Maer Barns Exmouth Ltd - Maer Lane, Exmouth EX8 5DD	Terraced	5	278	£1,200,000	£4,320	VA3
Baker Estates Ltd - The Old Brewery, Higher Ash Close, Honiton EX14 3FU	Detached	5	188	£699,995	£3,726	VA3
Baker Estates Ltd - The Old Brewery, Higher Ash Close, Honiton EX14 3FU	Detached	4	159	£634,995	£3,999	VA3
Baker Estates Ltd - The Old Brewery, Higher Ash Close, Honiton EX14 3FU	Detached	4	159	£634,995	£3,999	VA3
Baker Estates Ltd - The Old Brewery, Higher Ash Close, Honiton EX14 3FU	Detached	5	169	£599,995	£3,543	VA3
Acorn Property Group - Rolle Gardens, Douglas Avenue, Exmouth EX8 2FA	Flat	3	125	£850,000	£6,782	VA3
Acorn Property Group - Rolle Gardens, Douglas Avenue, Exmouth EX8 2FA	Flat	3	103	£575,000	£5,606	VA3
Acorn Property Group - Rolle Gardens, Douglas Avenue, Exmouth EX8 2FA	Flat	3	103	£560,000	£5,460	VA3

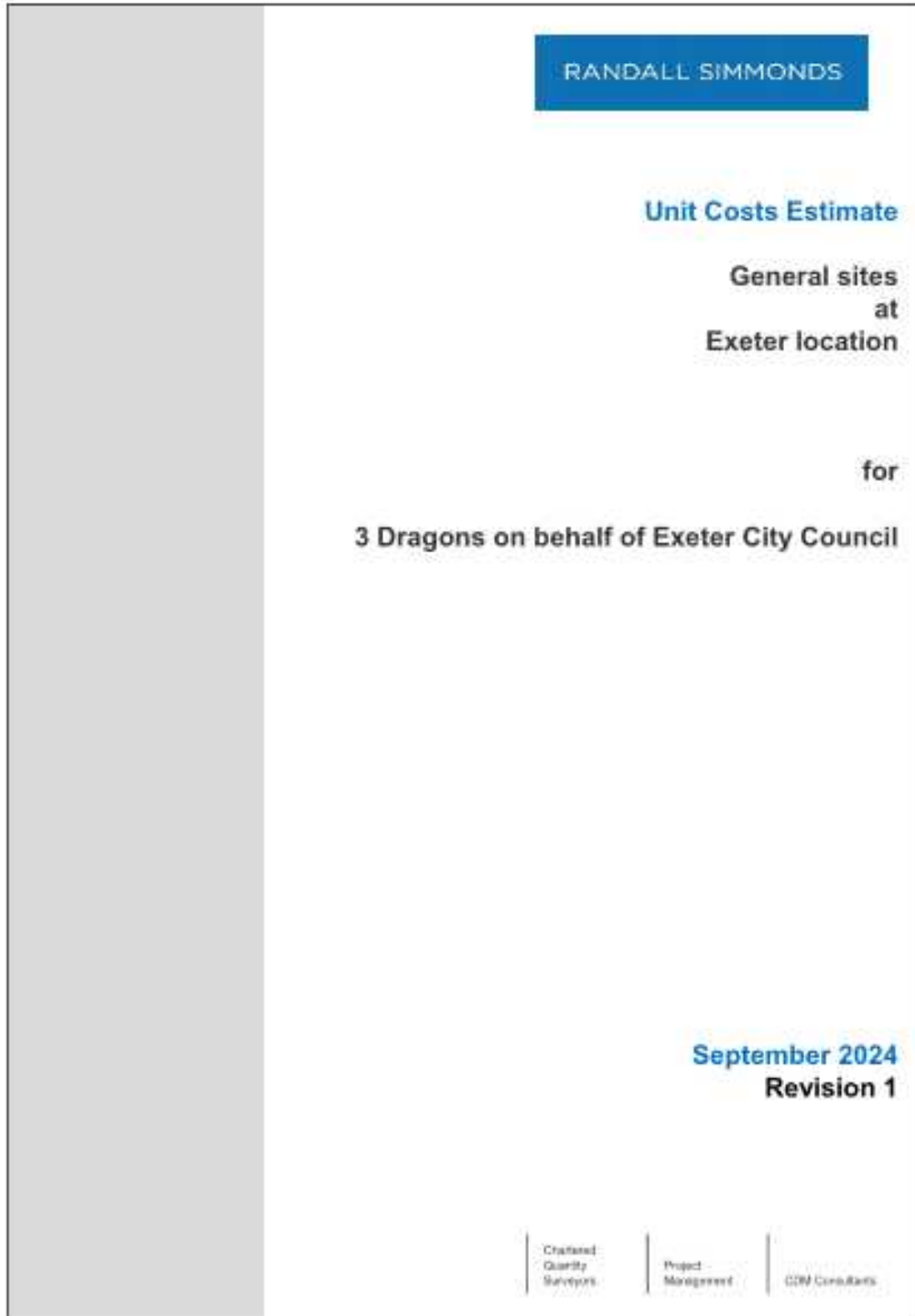
Acorn Property Group - Rolle Gardens, Douglas Avenue, Exmouth EX8 2FA	Flat	2	78	£405,000	£5,215	VA3
Acorn Property Group - Rolle Gardens, Douglas Avenue, Exmouth EX8 2FA	Flat	2	70	£350,000	£5,023	VA3
Acorn Property Group - Rolle Gardens, Douglas Avenue, Exmouth EX8 2FA	Flat	1	54	£300,000	£5,587	VA3
Acorn Property Group - Rolle Gardens, Douglas Avenue, Exmouth EX8 2FA	Flat	1	54	£300,000	£5,587	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	4	113	£400,000	£3,541	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	4	113	£415,000	£3,674	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	2	75	£300,000	£4,016	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	2	75	£300,000	£4,016	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	2	75	£300,000	£4,016	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Detached	4	122	£480,000	£3,926	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Detached	4	122	£495,000	£4,049	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Flat	2	63	£255,000	£4,019	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Flat	2	64	£260,000	£4,038	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Flat	2	62	£250,000	£4,022	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Flat	2	62	£255,000	£4,103	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	3	98	£350,000	£3,585	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	3	98	£355,000	£3,636	VA3
Goodmoores - The Oaks, Dinan Way, Exmouth EX8 4EZ	Semi	3	98	£360,000	£3,687	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	2	82	£394,950	£4,815	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	2	78	£349,950	£4,484	VA3

Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	2	78	£349,950	£4,484	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	2	80	£299,950	£3,750	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	2	81	£299,950	£3,703	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	60	£289,950	£4,831	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	60	£289,950	£4,831	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	58	£264,950	£4,570	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	48	£259,950	£5,412	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	48	£259,950	£5,412	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	45	£249,950	£5,559	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	44	£249,950	£5,676	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	41	£234,950	£5,735	VA3
Maer Properties Ltd - Bowlinger Court, Queen Street, Exmouth EX8 1AL	Flat	1	39	£234,950	£6,021	VA3
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Terraced	2	63	£260,000	£4,140	VA4
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Detached	2	85	£329,000	£3,862	VA4
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Semi	3	79	£296,000	£3,740	VA4
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Semi	3	79	£298,000	£3,765	VA4
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Detached	4	144	£455,000	£3,168	VA4

Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Detached	4	107	£399,000	£3,725	VA4
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Detached	4	114	£405,000	£3,556	VA4
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Detached	4	126	£425,000	£3,364	VA4
Taylor Wimpey - Cranbrook, Tillhouse Road, Exeter EX5 7ET	Detached	4	126	£445,000	£3,522	VA4
Persimmon - Cranbrook, Galileo, London Road, Rockbeare EX5 2FP	Terraced	2	60	£244,995	£4,101	VA4
Persimmon - Cranbrook, Galileo, London Road, Rockbeare EX5 2FP	Terraced	2	60	£249,995	£4,185	VA4
Persimmon - Cranbrook, Galileo, London Road, Rockbeare EX5 2FP	Terraced	2	60	£249,995	£4,185	VA4
Persimmon - Cranbrook, Galileo, London Road, Rockbeare EX5 2FP	Terraced	2	60	£254,995	£4,269	VA4
Persimmon - Cranbrook, Galileo, London Road, Rockbeare EX5 2FP	Terraced	2	60	£260,000	£4,352	VA4
Persimmon - Cranbrook, Galileo, London Road, Rockbeare EX5 2FP	Semi	3	75	£295,000	£3,915	VA4
Vistry (Bovis/Linden) - Mill Brook Green, Chapel Way, Millbrook EX13 5GY	Semi	4	125	£415,000	£3,314	VA5
Vistry (Bovis/Linden) - Mill Brook Green, Chapel Way, Millbrook EX13 5GY	Terraced	4	143	£435,000	£3,052	VA5

Appendix E Build costs

Randall Simmonds - flats



Scheme: Generic scheme
 Location: Exeter
 Client: 3 Dragons/ECC



Unit Rate - Summary Page

Development site	Base cost £/m ²	Prelims cost £/m ²	OHP cost £/m ²	Base build cost £/m ²
3 – 5 storeys	£1,822	£317	£181	£2,320
6 – 10 storeys	£1,858	£300	£171	£2,329
11 – 15 storeys	£1,871	£299	£171	£2,341
	£/m ²	% build cost (3 – 5 storey)	% build cost (6 – 10 storey)	% build cost (11 – 15 storey)
Site works and external services £/m ²	£333	14.4%	14.3%	14.2%

Randall Simmonds – Accessibility M4(3)

	Flat	House
Externals		
Access		£1,593
Canopy		£1,062
Internals		
Kitchen	£2,655	£2,655
Windows	£106	£106
Lift structure and space		£1,062
Doors	£531	£531
Hoist joist	£531	£531
Lighting	£531	£531
Power points	£425	£425
Intercoms	£106	£106
Heating	£637	£637
Subtotal £/unit	£5,222	£9,239
Subtotal £/m ²	£59.4	£99.3
Additional storage £/m ²	£62.37	£38.26
Total £/m ²	£122	£138

BCIS Average Prices: £/m2 study

Downloaded: 01-May-2024 15:26

Updated: 20-Apr-2024 07:39

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

Rebased to 1Q 2024 (390) and Devon (100; sample 212)

Type of Work		Sub-Class	Sample	Mean	Standard deviation	Decile 0 (lowest)	Decile 5 (median)	Decile 10 (highest)	Lower quartile	Upper quartile
Building function										
New build										
447.	Care homes for the elderly	Generally	6	1892	588	1301	1739	3002	1617	1929
		Over 2000m2 GFA	6	1892	588	1301	1739	3002	1617	1929
810.	Housing, mixed developments		372	1597	365	817	1524	3794	1363	1753
810.1	Estate housing	Generally	228	1547	367	788	1498	3369	1292	1701
		Single storey	44	1739	484	1019	1655	3369	1506	1852
		2-storey	179	1502	318	788	1455	2560	1285	1672
		3-storey	5	1473		1114	1477	1866	1247	1660
810.11	Estate housing detached		4	2000		1253	1881	2982		
810.12	Estate housing semi detached	Generally	59	1634	396	947	1625	3369	1349	1849
		Single storey	23	1688	434	1195	1665	3369	1488	1849
		2-storey	35	1592	374	947	1497	2560	1338	1728
		3-storey	1	1866						
810.13	Estate housing terraced	Generally	10	1425	342	897	1373	2069	1245	1603
		Single storey	1	1429						
		2-storey	8	1463	368	897	1373	2069	1276	1698
		3-storey	1	1114						

816.	Flats (apartments)	Generally	182	1806	511	933	1673	3663	1479	2019
		1-2 storey	31	1760	550	1031	1574	3350	1401	2046
		3-5 storey	128	1807	522	933	1685	3663	1498	1988
		6 storey or above	23	1860	395	1295	1788	2617	1554	2017
843.	Supported housing	Generally	14	1964	441	1470	1927	2633	1576	2351
		2-storey	6	1899	540	1490	1587	2633	1550	2315
		3-storey	1	2602						
		4-storey or above	5	1873		1470	1890	2410	1579	2015
843.1	Supported housing with shops, restaurants or the like		2	2117		1751		2482		
856.2	Students' residences, halls of residence, etc		4	2151		1740	2090	2686		

Appendix F appraisal summaries BLV1

VA1 BLV1 0%/35% AH

Previous		Next		Summary Report 1				Print this report				
Site Name							Res1a VA: 1: 0% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res1a				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.13	hectares			3.00	354.0	14.9	14.9	383.8		
Gross Area		0.13	hectares		Market	3.00	354.0	14.9	14.9	383.8		
Net to Gross %		100.00%			Affordable	-	-	-	-	-		
Density		23.08	per net ha		% Affordable	0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		354.0	354.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		368.9	368.9	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		1,489,278	1,489,278	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		496,426	496,426	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,207	4,207	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		1,489,278										
Scheme Development Costs (£)												
Land (£)		78,000	600,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,365										
Land & associated fees Total (£)		79,365	610,500	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		667,608	667,608	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		369	369	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		667,608	667,608	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		50,591										
Biodiversity Net gain		3,564										
100% MKT dwgs M4(2) @ £1,400 per dwg		4,200										
95% of AH dwgs M4(2) @ £1,400		-										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard		12,000										
s106 monitoring		800										
Exe Estuary & Pebblebeds		1,200										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		72,355										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		44,678	44,678	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-										
Professional Fees Total (£)		66,761	66,761	-	-	-	-	-	-	-	-	-
CIL (£)		84,416										
Total Development Costs (£)		1,015,183										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		1,489,278										
Land & associated Fees - inc in interest calc (£)		79,365										
Development Costs (£)		935,818										
Finance (£)		36,216										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		1,051,399										
Gross Residual Value inc land less finance (£)		437,879										
Total Developer/Contractor Return (£)		260,624										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		177,256										

Previous		Next		Summary Report 1				Print this report				
Site Name							Res1b VA: 1 : 0% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res1b				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.13	hectares			3.00	354.0	14.9	14.9	383.8		
Gross Area		0.13	hectares	Market		3.00	354.0	14.9	14.9	383.8		
Net to Gross %		100.00%		Affordable		-	-	-	-	-		
Density		23.08	per net ha	% Affordable		0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		354.0	354.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		368.9	368.9	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		1,489,278	1,489,278	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		496,426	496,426	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,207	4,207	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		1,489,278										
Scheme Development Costs (£)												
Land (£)		71,500	550,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,251										
Land & associated fees Total (£)		72,751	559,623	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		667,608	667,608	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		369	369	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		667,608	667,608	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		50,591										
Biodiversity Net gain		963										
100% MKT dwgs M4(2) @ £1,400 per dwg		4,200										
95% of AH dwgs M4(2) @ £1,400		-										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard monitoring		12,000										
Exe Estuary & Pebblebeds		800										
		1,200										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		69,754										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		44,678	44,678	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-										
Professional Fees Total (£)		66,761	66,761	-	-	-						
CIL (£)		84,416										
Total Development Costs (£)		1,005,968										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		1,489,278										
Land & associated Fees - inc in interest calc (£)		72,751										
Development Costs (£)		933,217										
Finance (£)		35,751										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		1,041,719										
Gross Residual Value inc land less finance (£)		447,559										
Total Developer/Contractor Return (£)		260,624										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		186,935										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res2a VA: 1: 0% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res2a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.34 hectares			8.00	944.0	39.7	39.7	1,023.5		
		Gross Area	0.34 hectares		Market	8.00	944.0	39.7	39.7	1,023.5		
		Net to Gross %	100.00%		Affordable	-	-	-	-	-		
		Density	23.53 per net ha		% Affordable	0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		944.0	944.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		983.7	983.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		3,971,408	3,971,408	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		496,426	496,426	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,207	4,207	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		3,971,408										
Scheme Development Costs (£)												
Land (£)		204,000	600,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,570										
Land & associated fees Total (£)		207,570	610,500	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		984	984	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		128,512										
Biodiversity Net gain		9,504										
100% MKT dwgs M4(2) @ £1,400 per dwg		11,200										
95% of AH dwgs M4(2) @ £1,400		-										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard		32,000										
Monitoring		800										
Exe Estuary & Pebblebeds		3,200										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		185,216										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		119,142	119,142	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-										
Professional Fees Total (£)		169,910	169,910	-	-	-	-	-	-	-	-	-
CIL (£)		225,110										
Total Development Costs (£)		2,606,043										
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,971,408										
Land & associated Fees - inc in interest calc (£)		207,570										
Development Costs (£)		2,398,473										
Finance (£)		92,703										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		2,698,746										
Gross Residual Value inc land less finance (£)		1,272,662										
Total Developer/Contractor Return (£)		694,996										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		577,666										

Previous		Next		Summary Report 1				Print this report				
Site Name							Res2b VA: 1 : 0% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res2b				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area			0.34	hectares			8.00	944.0	39.7	39.7	1,023.5	
Gross Area			0.34	hectares	Market		8.00	944.0	39.7	39.7	1,023.5	
Net to Gross %			100.00%		Affordable		-	-	-	-	-	
Density			23.53	per net ha	% Affordable		0.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		944.0	944.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		983.7	983.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		3,971,408	3,971,408	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		496,426	496,426	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,207	4,207	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		3,971,408										
Scheme Development Costs (£)												
Land (£)		187,000	550,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,273										
Land & associated fees Total (£)		190,273	559,626	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		984	984	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		128,512										
Biodiversity Net gain		2,568										
100% MKT dwgs M4(2) @ £1,400 per dwg		11,200										
95% of AH dwgs M4(2) @ £1,400		-										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard		32,000										
Monitoring		800										
Exe Estuary & Pebblebeds		3,200										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		178,280										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		119,142	119,142	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-										
Professional Fees Total (£)		169,910	169,910	-	-	-	-	-	-	-	-	-
CIL (£)		225,110										
Total Development Costs (£)		2,581,810										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,971,408										
Land & associated Fees - inc in interest calc (£)		190,273										
Development Costs (£)		2,391,537										
Finance (£)		91,483										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		2,673,293										
Gross Residual Value inc land less finance (£)		1,298,115										
Total Developer/Contractor Return (£)		694,996										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		603,119										

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3a VA: 1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3a					
Summary Details													
Net Area		0.43	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.53	hectares	Market		15.00	1,402.0	48.4	48.4	1,498.9			
Net to Gross %		81.13%		Affordable		9.75	930.8	48.4	48.4	1,027.7			
Density		34.88	per net ha	% Affordable		5.25	471.2	-	-	471.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		1,402.0	930.8	-	-	-	309.5	-	-	-	161.7	-	
Garages (sq m)		48.4	48.4	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,450.4	979.3	-	-	-	309.5	-	-	-	161.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		4,823,246	3,915,930	-	-	-	425,769	-	-	-	481,547	-	
Average Revenue per unit (£)		321,548	401,634	-	-	-	124,768	-	-	-	262,052	-	
Average Revenue (£ per sq m) GIA		3,440	4,207	-	-	-	1,376	-	-	-	2,978	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		4,823,246											
Scheme Development Costs (£)													
Land (£)		318,000	600,000		per gross ha								
SDLT at prevailing rate (£)		5,400											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,565											
Land & associated fees Total (£)		328,965	620,689		per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,414,200	1,609,223	-	-	-	528,499	-	-	-	276,478	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,450	979	-	-	-	309	-	-	-	162	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,414,200	1,609,223	-	-	-	528,499	-	-	-	276,478	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		178,065											
Biodiversity Net gain		17,820											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		3,251											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		290,769											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		117,478	117,478	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625					1,706	-	-	-	919	-	
Professional Fees Total (£)		193,136	128,738	-	-	-	42,280	-	-	-	22,118	-	
CIL (£)		224,082											
Total Development Costs (£)		3,571,255											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		4,823,246											
Land & associated Fees - inc in interest calc (£)		328,965											
Development Costs (£)		3,242,290											
Finance (£)		119,851											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,691,106											
Gross Residual Value inc land less finance (£)		1,132,140											
Total Developer/Contractor Return (£)		739,727											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		392,413											

Previous		Next		Summary Report 1				Print this report														
Site Name							Res3b VA: 1 : 35% AH					Land and Developer Returns Assumptions										
Site Information												Land & associated costs included in cashflow										
Description												Developer & contractor returns excluded from cashflow										
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res3b										
Summary Details												Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)						
Net Area		0.43 hectares		Market		15.00		1,402.0		48.4		48.4		1,498.9								
Gross Area		0.53 hectares		Affordable		9.75		930.8		48.4		48.4		1,027.7								
Net to Gross %		81.13%		% Affordable		5.25		471.2		-		-		471.2								
Density		34.88 per net ha				35.00%																
Scheme Revenue												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00		-		-		3.41		-		-		1.84		-						
Total NIA exc garages & circ space (sq m)		1,402.0		-		-		309.5		-		-		161.7		-						
Garages (sq m)		48.4		-		-		-		-		-		-		-						
Total NIA inc garages exc circ space (sq m)		1,450.4		-		-		309.5		-		-		161.7		-						
Tenure Split (by %)		65.00%		-		-		22.75%		-		-		12.25%		-						
Sales Revenue (£)		4,823,246		-		-		425,769		-		-		481,547		-						
Average Revenue per unit (£)		321,548		-		-		124,768		-		-		262,052		-						
Average Revenue (£ per sq m) GIA		3,440		-		-		1,376		-		-		2,978		-						
Capital Contributions (£)												0	-	-	-	-	-	-	-	-	-	-
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)												-										
Total Revenue (£)		4,823,246																				
Scheme Development Costs (£)																						
Land (£)		291,500		550,000 per gross ha																		
SDLT at prevailing rate (£)		4,075																				
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,101																				
Land & associated fees Total (£)		300,676		567,313 per gross ha																		
Total												Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,414,200		-		-		528,499		-		-		276,478		-						
Additional Build Costs (£)		-		-		-		-		-		-		-		-						
Total GIA inc circ space & garages (sq m)		1,450		-		-		309		-		-		162		-						
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-						
Total Build Cost (£)		2,414,200		-		-		528,499		-		-		276,478		-						
Policy & Infrastructure Costs (£)																						
Total Site Infrastructure Costs		178,065																				
Biodiversity Net gain		4,815																				
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650																				
95% of AH dwgs M4(2) @ £1,400		6,983																				
5% of AH Houses M4(3)(2a) @ £138 per sqm		3,251																				
5% of AH Flats M4(3)(2a) @ £122 per sqm		-																				
s106 Standard		60,000																				
Montoring		5,000																				
Exe Estuary & Pebblebeds		6,000																				
-		-																				
Voids (older persons only)		-																				
s106 (PBSA only)		-																				
s106 (older persons only)		-																				
-		-																				
-		-																				
Total Policy & Infrastructure Costs (£)		277,764																				
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		117,478		117,478		-		-		-		-		-		-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625		-		-		1,706		-		-		919		-						
Professional Fees Total (£)		193,136		128,738		-		-		42,280		-		22,118		-						
CIL (£)		224,082																				
Total Development Costs (£)		3,529,961																				
Development Period												5 Quarters										
Debit Interest Rate		7.50%																				
Credit Interest Rate		0.00%																				
Annual Discount Rate		0.00%																				
Revenue and Capital Contributions (£)		4,823,246																				
Land & associated Fees - inc in interest calc (£)		300,676																				
Development Costs (£)		3,229,285																				
Finance (£)		117,844																				
ADR Cost (£)		0																				
Total Dev Costs Inc Finance & ADR Costs (£)		3,647,804																				
Gross Residual Value inc land less finance (£)		1,175,441																				
Total Developer/Contractor Return (£)		739,727																				
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		435,715																				

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3c VA: 1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3c					
Summary Details													
Net Area		0.10	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.10	hectares	Market		15.00	921.9	-	162.7	1,084.6			
Net to Gross %		100.00%		Affordable		9.75	614.3	-	108.4	722.6			
Density		150.00	per net ha	% Affordable		5.25	307.7	-	54.3	361.9			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		921.9	614.3	-	-	-	200.0	-	-	-	107.7	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		921.9	614.3	-	-	-	200.0	-	-	-	107.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		3,172,548	2,584,150	-	-	-	271,670	-	-	-	316,728	-	
Average Revenue per unit (£)		211,503	265,041	-	-	-	79,610	-	-	-	172,369	-	
Average Revenue (£ per sq m) GIA		3,441	4,207	-	-	-	1,359	-	-	-	2,941	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		3,172,548											
Scheme Development Costs (£)													
Land (£)		55,000	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		963											
Land & associated fees Total (£)		55,963	559,630	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,700,264	1,799,105	-	-	-	585,755	-	-	-	315,404	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,085	723	-	-	-	235	-	-	-	127	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,700,264	1,799,105	-	-	-	585,755	-	-	-	315,404	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		195,663											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		1,877											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		293,988											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		77,524	77,524	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625				1,706	-	-	-	-	919	-	
Professional Fees Total (£)		216,021	143,928	-	-	-	46,860	-	-	-	25,232	-	
CIL (£)		165,363											
Total Development Costs (£)		3,511,749											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		3,172,548											
Land & associated Fees - inc in interest calc (£)		55,963											
Development Costs (£)		3,455,786											
Finance (£)		141,582											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,653,331											
Gross Residual Value inc land less finance (£)		-480,783											
Total Developer/Contractor Return (£)		487,530											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-968,313											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3d VA: 1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3d					
Summary Details													
Net Area		0.30	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.34	hectares	Market		15.00	1,192.4	48.4	71.6	1,312.4			
Net to Gross %		89.55%		Affordable		9.75	759.5	48.4	59.3	867.2			
Density		50.00	per net ha	% Affordable		5.25	432.8	-	12.3	445.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		1,192.4	759.5	-	-	-	271.1	-	-	-	161.7	-	
Garages (sq m)		48.4	48.4	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,240.8	808.0	-	-	-	271.1	-	-	-	161.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		4,048,673	3,195,322	-	-	-	371,805	-	-	-	481,547	-	
Average Revenue per unit (£)		269,908	327,725	-	-	-	108,951	-	-	-	262,052	-	
Average Revenue (£ per sq m) GIA		3,395	4,207	-	-	-	1,371	-	-	-	2,978	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		4,048,673											
Scheme Development Costs (£)													
Land (£)		184,250	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,224											
Land & associated fees Total (£)		187,474	559,624	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,233,198	1,403,536	-	-	-	553,184	-	-	-	276,478	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,264	819	-	-	-	283	-	-	-	162	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,233,198	1,403,536	-	-	-	553,184	-	-	-	276,478	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		165,736											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		2,504											
5% of AH Flats M4(3)(2a) @ £122 per sqm		427											
s106 Standard		60,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		265,116											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		95,860	95,860	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625					1,706	-	-	-	919	-	
Professional Fees Total (£)		178,656	112,283	-	-	-	44,255	-	-	-	22,118	-	
CIL (£)		187,367											
Total Development Costs (£)		3,150,296											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		4,048,673											
Land & associated Fees - inc in interest calc (£)		187,474											
Development Costs (£)		2,962,822											
Finance (£)		103,649											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,253,945											
Gross Residual Value inc land less finance (£)		794,729											
Total Developer/Contractor Return (£)		610,382											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		184,346											

Previous		Next		Summary Report 1				Print this report														
Site Name							Res4a VA: 1 : 35% AH					Land and Developer Returns Assumptions										
Site Information												Land & associated costs included in cashflow										
Description												Developer & contractor returns excluded from cashflow										
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res4a										
Summary Details												Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)						
Net Area		0.86 hectares				30.00		2,804.0		94.4		94.4		2,992.8								
Gross Area		1.13 hectares		Market		19.50		1,861.6		94.4		94.4		2,050.4								
Net to Gross %		76.11%		Affordable		10.50		942.4		-		-		942.4								
Density		34.88 per net ha		% Affordable		35.00%																
Scheme Revenue												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00		18.00		-		-		1.50		6.83		-		-		3.68		-		
Total NIA exc garages & circ space (sq m)		2,804.0		1,684.6		-		-		177.0		619.0		-		-		323.4		-		
Garages (sq m)		94.4		89.4		-		-		5.0		-		-		-		-		-		
Total NIA inc garages exc circ space (sq m)		2,898.4		1,774.1		-		-		182.0		619.0		-		-		323.4		-		
Tenure Split (by %)		60.00%		-		-		5.00%		22.75%		-		-		-		12.25%		-		
Sales Revenue (£)		9,683,728		7,087,242		-		-		781,871		851,856		-		-		963,059		-		
Average Revenue per unit (£)		322,789		393,736		-		-		521,247		124,768		-		-		262,050		-		
Average Revenue (£ per sq m) GIA		3,454		4,207		-		-		4,417		1,376		-		-		2,978		-		
Capital Contributions (£)												0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)												-										
Total Revenue (£)												9,683,728										
Scheme Development Costs (£)																						
Land (£)		237,300		210,000 per gross ha																		
SDLT at prevailing rate (£)		-																				
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,153																				
Land & associated fees Total (£)		241,453		213,675 per gross ha																		
												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		4,841,426		2,915,097		-		-		316,373		1,057,019		-		-		552,937		-		
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		
Total GIA inc circ space & garages (sq m)		2,898		1,774		-		-		182		619		-		-		323		-		
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-		
Total Build Cost (£)		4,841,426		2,915,097		-		-		316,373		1,057,019		-		-		552,937		-		
Policy & Infrastructure Costs (£)																						
Total Site Infrastructure Costs		357,256																				
Biodiversity Net gain		35,640																				
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300																				
95% of AH dwgs M4(2) @ £1,400		13,965																				
5% of AH Houses M4(3)(2a) @ £138 per sqm		6,502																				
5% of AH Flats M4(3)(2a) @ £122 per sqm		-																				
s106 Standard		120,001																				
Monitoring		5,000																				
Exe Estuary & Pebblebeds		12,000																				
Voids (older persons only)		-																				
s106 (PBSA only)		-																				
s106 (older persons only)		-																				
Total Policy & Infrastructure Costs (£)		577,664																				
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		236,073		212,617		-		-		23,456												
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250										3,413		-		-		-		1,838		
Professional Fees Total (£)		401,271		233,208		-		-		39,267		84,562		-		-		-		44,235		
CIL (£)		405,957																				
Total Development Costs (£)		6,709,095																				
Development Period												6 Quarters										
Debit Interest Rate		7.50%																				
Credit Interest Rate		0.00%																				
Annual Discount Rate		0.00%																				
Revenue and Capital Contributions (£)												9,683,728										
Land & associated Fees - inc in interest calc (£)												241,453										
Development Costs (£)												6,467,642										
Finance (£)												204,560										
ADR Cost (£)												0										
Total Dev Costs Inc Finance & ADR Costs (£)												6,913,655										
Gross Residual Value inc land less finance (£)												2,770,073										
Total Developer/Contractor Return (£)												1,485,972										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)												1,284,101										

Previous		Next		Summary Report 1				Print this report				
Site Name							Res4c VA: 1 : 35% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4c				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.20	hectares			30.00	1,843.8	-	325.4	2,169.2		
Gross Area		0.20	hectares		Market	19.50	1,228.5	-	216.8	1,445.3		
Net to Gross %		100.00%			Affordable	10.50	615.3	-	108.6	723.9		
Density		150.00	per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	19.50	-	-	-	6.83	-	-	-	3.68	-
Total NIA exc garages & circ space (sq m)		1,843.8	1,228.5	-	-	-	400.0	-	-	-	215.4	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,843.8	1,228.5	-	-	-	400.0	-	-	-	215.4	-
Tenure Split (by %)			65.00%				22.75%				12.25%	
Sales Revenue (£)		6,345,123	5,168,300	-	-	-	543,346	-	-	-	633,477	-
Average Revenue per unit (£)		211,503	265,041	-	-	-	79,610	-	-	-	172,370	-
Average Revenue (£ per sq m) GIA		3,441	4,207	-	-	-	1,359	-	-	-	2,941	-
Capital Contributions (£)												
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		6,345,123										
Scheme Development Costs (£)												
Land (£)		110,000	550,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,925										
Land & associated fees Total (£)		111,925	559,625	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		5,400,564	3,598,209	-	-	-	1,171,525	-	-	-	630,829	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,169	1,445	-	-	-	471	-	-	-	253	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		5,400,564	3,598,209	-	-	-	1,171,525	-	-	-	630,829	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		391,329										
Biodiversity Net gain		9,630										
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300										
95% of AH dwgs M4(2) @ £1,400		13,965										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		3,753										
s106 Standard		120,001										
Monitoring		5,000										
Exe Estuary & Pebblebeds		12,000										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		582,978										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		155,049	155,049	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250				3,413	-	-	-	-	1,838	-
Professional Fees Total (£)		432,045	287,857	-	-	-	93,722	-	-	-	50,466	-
CIL (£)		330,727										
Total Development Costs (£)		7,018,538										
Development Period												
Development Period		6 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		6,345,123										
Land & associated Fees - inc in interest calc (£)		111,925										
Development Costs (£)		6,906,613										
Finance (£)		296,194										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		7,314,732										
Gross Residual Value inc land less finance (£)		-969,609										
Total Developer/Contractor Return (£)		975,062										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-1,944,670										

Previous		Next		Summary Report 1				Print this report					
Site Name							Res4d VA: 1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4d					
Summary Details													
Net Area		0.60	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.67	hectares	Market		30.00	2,384.7	94.4	140.8	2,619.9			
Net to Gross %		89.55%		Affordable		19.50	1,519.1	94.4	116.1	1,729.5			
Density		50.00	per net ha	% Affordable		10.50	865.7	-	24.7	890.4			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		30.00	18.00	-	-	1.50	6.83	-	-	-	3.68	-	
Total NIA exc garages & circ space (sq m)		2,384.7	1,393.1	-	-	126.0	542.3	-	-	-	323.4	-	
Garages (sq m)		94.4	89.4	-	-	5.0	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,479.1	1,482.5	-	-	131.0	542.3	-	-	-	323.4	-	
Tenure Split (by %)			60.00%			5.00%	22.75%				12.25%		
Sales Revenue (£)		8,123,834	5,860,594	-	-	556,586	743,595	-	-	-	963,059	-	
Average Revenue per unit (£)		270,793	325,589	-	-	371,057	108,950	-	-	-	262,050	-	
Average Revenue (£ per sq m) GIA		3,407	4,207	-	-	4,417	1,371	-	-	-	2,978	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		8,123,834											
Scheme Development Costs (£)													
Land (£)		368,500	550,000	per gross ha									
SDLT at prevailing rate (£)		7,925											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,449											
Land & associated fees Total (£)		382,874	571,454	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		4,456,807	2,579,429	-	-	228,291	1,096,150	-	-	-	552,937	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,525	1,504	-	-	131	567	-	-	-	323	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		4,456,807	2,579,429	-	-	228,291	1,096,150	-	-	-	552,937	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		332,267											
Biodiversity Net gain		9,630											
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300											
95% of AH dwgs M4(2) @ £1,400		13,965											
5% of AH Houses M4(3)(2a) @ £138 per sqm		5,008											
5% of AH Flats M4(3)(2a) @ £122 per sqm		853											
s106 Standard		120,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		12,000											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
Total Policy & Infrastructure Costs (£)		526,024											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		192,515	175,818	-	-	16,698							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250					3,413	-	-	-	1,838	-	
Professional Fees Total (£)		366,538	206,354	-	-	28,257	87,692	-	-	-	44,235	-	
CIL (£)		344,196											
Total Development Costs (£)		6,274,205											
Development Period													
Development Period		6 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		8,123,834											
Land & associated Fees - inc in interest calc (£)		382,874											
Development Costs (£)		5,891,331											
Finance (£)		204,313											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		6,478,518											
Gross Residual Value inc land less finance (£)		1,645,316											
Total Developer/Contractor Return (£)		1,225,406											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		419,910											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res5a VA: 1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res5a					
Summary Details													
Net Area		3.72	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		5.55	hectares	Market		75.00	6,702.5	236.0	319.4	7,257.9			
Net to Gross %		66.97%		Affordable		48.75	4,562.0	236.0	257.7	5,055.7			
Density		20.18	per net ha	% Affordable		26.25	2,140.5	-	61.7	2,202.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		75.00	45.00	-	-	3.75	17.06	-	-	-	9.19	-	
Total NIA exc garages & circ space (sq m)		6,702.5	4,119.5	-	-	442.5	1,340.3	-	-	-	800.2	-	
Garages (sq m)		236.0	223.6	-	-	12.4	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		6,938.5	4,343.1	-	-	454.9	1,340.3	-	-	-	800.2	-	
Tenure Split (by %)			60.00%			5.00%	22.75%				12.25%		
Sales Revenue (£)		23,506,833	17,330,842	-	-	1,954,677	1,838,508	-	-	-	2,382,806	-	
Average Revenue per unit (£)		313,423	385,130	-	-	521,247	107,750	-	-	-	259,350	-	
Average Revenue (£ per sq m) GIA		3.507	4.207	-	-	4.417	1.372	-	-	-	2.978	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		23,506,833											
Scheme Development Costs (£)													
Land (£)		1,165,500	210,000	per gross ha									
SDLT at prevailing rate (£)		47,775											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		20,396											
Land & associated fees Total (£)		1,233,671	222,283	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		11,032,437	6,554,630	-	-	766,589	2,482,018	-	-	-	1,229,200	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		7,022	4,365	-	-	455	1,402	-	-	-	800	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		11,032,437	6,554,630	-	-	766,589	2,482,018	-	-	-	1,229,200	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		815,579											
Biodiversity Net gain		89,100											
100% MKT dwgs M4(2) @ £1,400 per dwg		68,250											
95% of AH dwgs M4(2) @ £1,400		34,913											
5% of AH Houses M4(3)(2a) @ £138 per sqm		12,356											
5% of AH Flats M4(3)(2a) @ £122 per sqm		2,134											
s106 Standard		300,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		30,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		1,357,333											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		578,566	519,925	-	-	58,640							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		13,125											
Professional Fees Total (£)		916,393	524,370	-	-	95,125	198,561	-	-	-	98,336	-	
CIL (£)		998,789											
Total Development Costs (£)		16,130,314											
Development Period													
Development Period		3	Years										
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		23,506,833											
Land & associated Fees - inc in interest calc (£)		1,233,671											
Development Costs (£)		14,896,643											
Finance (£)		387,748											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		16,518,062											
Gross Residual Value inc land less finance (£)		6,988,771											
Total Developer/Contractor Return (£)		3,628,245											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,360,527											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res6a VA: 1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res6a					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			3.72 hectares			150.00	13,405.0	472.0	638.8	14,515.8			
Gross Area			5.55 hectares	Market		97.50	9,124.1	472.0	515.3	10,111.3			
Net to Gross %			66.97%	Affordable		52.50	4,281.0	-	123.5	4,404.5			
Density			40.36 per net ha	% Affordable		35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		150.00	90.00	-	-	7.50	34.13	-	-	-	18.38	-	
Total NIA exc garages & circ space (sq m)		13,405.0	8,239.1	-	-	885.0	2,680.5	-	-	-	1,600.5	-	
Garages (sq m)		472.0	447.1	-	-	24.8	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		13,877.0	8,686.2	-	-	909.8	2,680.5	-	-	-	1,600.5	-	
Tenure Split (by %)		60.00%	-	-	-	5.00%	22.75%	-	-	-	12.25%	-	
Sales Revenue (£)		47,013,600	34,661,683	-	-	3,909,355	3,676,980	-	-	-	4,765,582	-	
Average Revenue per unit (£)		313,424	385,130	-	-	521,247	107,750	-	-	-	259,350	-	
Average Revenue (£ per sq m) GIA		3.507	4.207	-	-	4.417	1.372	-	-	-	2.978	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		47,013,600											
Scheme Development Costs (£)													
Land (£)		1,165,500	210,000	per gross ha									
SDLT at prevailing rate (£)		47,775											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		20,396											
Land & associated fees Total (£)		1,233,671	222,283	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		21,474,131	12,732,138	-	-	1,485,527	4,873,977	-	-	-	2,382,490	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		14,044	8,730	-	-	910	2,804	-	-	-	1,600	-	
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)		21,474,131	12,732,138	-	-	1,485,527	4,873,977	-	-	-	2,382,490	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		1,556,268											
Biodiversity Net gain		178,200											
100% MKT dwgs M4(2) @ £1,400 per dwg		136,500											
95% of AH dwgs M4(2) @ £1,400		69,825											
5% of AH Houses M4(3)(2a) @ £138 per sqm		24,712											
5% of AH Flats M4(3)(2a) @ £122 per sqm		4,267											
s106 Standard		600,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		60,000											
-		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		2,634,773											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,157,131	1,039,851	-	-	117,281							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		26,250					17,063	-	-	-	9,188	-	
Professional Fees Total (£)		1,383,610	763,928	-	-	184,294	292,439	-	-	-	142,949	-	
CIL (£)		1,997,578											
Total Development Costs (£)		29,907,144											
Development Period													
Development Period		5 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		47,013,600											
Land & associated Fees - inc in interest calc (£)		1,233,671											
Development Costs (£)		28,673,473											
Finance (£)		456,321											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		30,363,466											
Gross Residual Value inc land less finance (£)		16,650,134											
Total Developer/Contractor Return (£)		7,256,485											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		9,393,648											

VA2 BLV1 0%/35% AH

Previous		Next		Summary Report 1				Print this report					
Site Name							Res1a VA: 2 : 0% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res1a					
Summary Details													
Net Area		0.13	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.13	hectares	Market		3.00	354.0	14.9	14.9	383.8			
Net to Gross %		100.00%		Affordable		-	-	-	-	-			
Density		23.08	per net ha	% Affordable		0.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)		354.0	354.0	-	-	-	-	-	-	-	-	-	
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		368.9	368.9	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)			100.00%										
Sales Revenue (£)		1,435,824	1,435,824	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)		478,608	478,608										
Average Revenue (£ per sq m) GIA		4,056	4,056										
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		1,435,824											
Scheme Development Costs (£)													
Land (£)		78,000	600,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,365											
Land & associated fees Total (£)		79,365	610,500	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		369	369	-	-	-	-	-	-	-	-	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		50,591											
Biodiversity Net gain		3,564											
100% MKT dwgs M4(2) @ £1,400 per dwg		4,200											
95% of AH dwgs M4(2) @ £1,400		-											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		12,000											
Monitoring		800											
Exe Estuary & Pebblebeds		1,200											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		72,355											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		43,075	43,075	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-											
Professional Fees Total (£)		66,761	66,761	-	-	-							
CIL (£)		63,311											
Total Development Costs (£)		992,474											
Development Period													
Development Period		1 Year											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		1,435,824											
Land & associated Fees - inc in interest calc (£)		79,365											
Development Costs (£)		913,109											
Finance (£)		36,157											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		1,028,631											
Gross Residual Value inc land less finance (£)		407,193											
Total Developer/Contractor Return (£)		251,269											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		155,924											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res1b VA: 2 : 0% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res1b					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area		0.13	hectares			3.00	354.0	14.9	14.9	383.8			
Gross Area		0.13	hectares	Market		3.00	354.0	14.9	14.9	383.8			
Net to Gross %		100.00%		Affordable		-	-	-	-	-			
Density		23.08	per net ha	% Affordable		0.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)		354.0	354.0	-	-	-	-	-	-	-	-	-	
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		368.9	368.9	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)			100.00%										
Sales Revenue (£)		1,435,824	1,435,824	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)		478,608	478,608										
Average Revenue (£ per sq m) GIA		4,056	4,056										
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		1,435,824											
Scheme Development Costs (£)													
Land (£)		71,500	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,251											
Land & associated fees Total (£)		72,751	559,623	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		369	369	-	-	-	-	-	-	-	-	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		50,591											
Biodiversity Net gain		963											
100% MKT dwgs M4(2) @ £1,400 per dwg		4,200											
95% of AH dwgs M4(2) @ £1,400		-											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		12,000											
Monitoring		-											
Exe Estuary & Pebblebeds		1,200											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
Total Policy & Infrastructure Costs (£)		68,954											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		43,075	43,075	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-											
Professional Fees Total (£)		66,761	66,761	-	-	-							
CIL (£)		63,311											
Total Development Costs (£)		982,459											
Development Period													
Development Period		1 Year											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		1,435,824											
Land & associated Fees - inc in interest calc (£)		72,751											
Development Costs (£)		909,708											
Finance (£)		35,692											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		1,018,151											
Gross Residual Value inc land less finance (£)		417,673											
Total Developer/Contractor Return (£)		251,269											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		166,403											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res2a VA: 2 : 0% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res2a					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			0.34	hectares			8.00	944.0	39.7	39.7	1,023.5		
Gross Area			0.34	hectares	Market		8.00	944.0	39.7	39.7	1,023.5		
Net to Gross %			100.00%		Affordable		-	-	-	-	-		
Density			23.53	per net ha	% Affordable		0.00%						
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)		944.0	944.0	-	-	-	-	-	-	-	-	-	
Garages (sq m)		39.7	39.7	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		983.7	983.7	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)			100.00%										
Sales Revenue (£)		3,828,864	3,828,864	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)		478,608	478,608	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA		4,056	4,056	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		3,828,864											
Scheme Development Costs (£)													
Land (£)		204,000	600,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,570											
Land & associated fees Total (£)		207,570	610,500	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		984	984	-	-	-	-	-	-	-	-	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		128,512											
Biodiversity Net gain		9,504											
100% MKT dwgs M4(2) @ £1,400 per dwg		11,200											
95% of AH dwgs M4(2) @ £1,400		-											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		32,000											
Monitoring		800											
Exe Estuary & Pebblebeds		3,200											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		185,216											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		114,866	114,866	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-											
Professional Fees Total (£)		169,910	169,910	-	-	-	-	-	-	-	-	-	
CIL (£)		168,830											
Total Development Costs (£)		2,545,486											
Development Period													
Development Period		1 Year											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		3,828,864											
Land & associated Fees - inc in interest calc (£)		207,570											
Development Costs (£)		2,337,916											
Finance (£)		92,545											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		2,638,032											
Gross Residual Value inc land less finance (£)		1,190,832											
Total Developer/Contractor Return (£)		670,051											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		520,781											

Previous		Next		Summary Report 1				Print this report																															
Site Name								Res2b VA: 2 : 0% AH				Land and Developer Returns Assumptions																											
Site Information												Land & associated costs included in cashflow																											
Description												Developer & contractor returns excluded from cashflow																											
Date		25/10/2024		Updated				Compiled by		TM		Reference		Res2b																									
Summary Details												Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)																			
Net Area				0.34 hectares				Market		8.00		944.0		39.7		39.7		1,023.5																					
Gross Area				0.34 hectares				Affordable		8.00		944.0		39.7		39.7		1,023.5																					
Net to Gross %				100.00%				% Affordable		-		-		-		-		-																					
Density				23.53 per net ha				0.00%																															
Scheme Revenue												Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected							
Total No of Units												8.00		8.00		-		-		-		-		-		-		-		-		-		-		-			
Total NIA exc garages & circ space (sq m)												944.0		944.0		-		-		-		-		-		-		-		-		-		-		-			
Garages (sq m)												39.7		39.7		-		-		-		-		-		-		-		-		-		-		-			
Total NIA inc garages exc circ space (sq m)												983.7		983.7		-		-		-		-		-		-		-		-		-		-		-			
Tenure Split (by %)														100.00%																									
Sales Revenue (£)												3,828,864		3,828,864		-		-		-		-		-		-		-		-		-		-		-			
Average Revenue per unit (£)												478,608		478,608		-		-		-		-		-		-		-		-		-		-		-			
Average Revenue (£ per sq m) GIA												4,056		4,056		-		-		-		-		-		-		-		-		-		-		-			
Capital Contributions (£)												0		-		-		-		-		-		-		-		-		-		-		-		-		-	
Total Capital contributions (£)												-		-		-		-		-		-		-		-		-		-		-		-		-			
Total Revenue (£)												3,828,864																											
Scheme Development Costs (£)												Land (£)		187,000		550,000		per gross ha																					
SDLT at prevailing rate (£)												-																											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)												3,273																											
Land & associated fees Total (£)												190,273		559,626		per gross ha																							
												Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected							
Build Cost (£) (inc garages)												1,699,095		1,699,095		-		-		-		-		-		-		-		-		-		-		-			
Additional Build Costs (£)												-		-		-		-		-		-		-		-		-		-		-		-		-			
Total GIA inc circ space & garages (sq m)												984		984		-		-		-		-		-		-		-		-		-		-		-			
Total Contingency - 0% Build Costs (£)												-		-		-		-		-		-		-		-		-		-		-		-		-			
Total Build Cost (£)												1,699,095		1,699,095		-		-		-		-		-		-		-		-		-		-		-			
Policy & Infrastructure Costs (£)												Total Site Infrastructure Costs		128,512																									
Biodiversity Net gain												2,568																											
100% MKT dwgs M4(2) @ £1,400 per dwg												11,200																											
95% of AH dwgs M4(2) @ £1,400												-																											
5% of AH Houses M4(3)(2a) @ £138 per sqm												-																											
5% of AH Flats M4(3)(2a) @ £122 per sqm												-																											
s106 Standard												32,000																											
Monitoring												800																											
Exe Estuary & Pebblebeds												3,200																											
Voids (older persons only)												-																											
s106 (PBSA only)												-																											
s106 (older persons only)												-																											
Total Policy & Infrastructure Costs (£)												178,280																											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)												114,866		114,866		-		-		-		-		-		-		-		-		-		-		-			
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)												-		-		-		-		-		-		-		-		-		-		-		-		-			
Professional Fees Total (£)												169,910		169,910		-		-		-		-		-		-		-		-		-		-		-			
CIL (£)												168,830																											
Total Development Costs (£)												2,521,253																											
Development Period												1 Year																											
Debit Interest Rate												7.50%																											
Credit Interest Rate												0.00%																											
Annual Discount Rate												0.00%																											
Revenue and Capital Contributions (£)												3,828,864																											
Land & associated Fees - inc in interest calc (£)												190,273																											
Development Costs (£)												2,330,980																											
Finance (£)												91,326																											
ADR Cost (£)												0																											
Total Dev Costs Inc Finance & ADR Costs (£)												2,612,579																											
Gross Residual Value inc land less finance (£)												1,216,285																											
Total Developer/Contractor Return (£)												670,051																											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)												546,234																											

Previous		Next		Summary Report 1				Print this report														
Site Name							Res3a VA: 2 : 35% AH					Land and Developer Returns Assumptions										
Site Information												Land & associated costs included in cashflow										
Description												Developer & contractor returns excluded from cashflow										
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res3a										
Summary Details												Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)						
Net Area		0.43 hectares				15.00		1,402.0		48.4		48.4		1,498.9								
Gross Area		0.53 hectares		Market		9.75		930.8		48.4		48.4		1,027.7								
Net to Gross %		81.13%		Affordable		5.25		471.2		-		-		471.2								
Density		34.88 per net ha		% Affordable		35.00%																
Scheme Revenue												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00		9.75		-		-		-		3.41		-		1.84		-				
Total NIA exc garages & circ space (sq m)		1,402.0		930.8		-		-		-		309.5		-		161.7		-				
Garages (sq m)		48.4		48.4		-		-		-		-		-		-		-				
Total NIA inc garages exc circ space (sq m)		1,450.4		979.3		-		-		-		309.5		-		161.7		-				
Tenure Split (by %)		65.00%		-		-		-		-		22.75%		-		12.25%		-				
Sales Revenue (£)		4,664,776		3,775,378		-		-		-		425,769		-		463,630		-				
Average Revenue per unit (£)		310,983		387,218		-		-		-		124,768		-		252,302		-				
Average Revenue (£ per sq m) GIA		3.327		4,056		-		-		-		1.376		-		2,867		-				
Capital Contributions (£)												0	-	-	-	-	-	-	-	-	-	-
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-		-		-		-		-		-		-		-		-				
Total Revenue (£)		4,664,776																				
Scheme Development Costs (£)																						
Land (£)		318,000		600,000 per gross ha																		
SDLT at prevailing rate (£)		5,400																				
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,565																				
Land & associated fees Total (£)		328,965		620,689 per gross ha																		
												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,414,200		1,609,223		-		-		-		528,499		-		276,478		-				
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-				
Total GIA inc circ space & garages (sq m)		1,450		979		-		-		-		309		-		162		-				
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-				
Total Build Cost (£)		2,414,200		1,609,223		-		-		-		528,499		-		276,478		-				
Policy & Infrastructure Costs (£)																						
Total Site Infrastructure Costs		178,065																				
Biodiversity Net gain		17,820																				
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650																				
95% of AH dwgs M4(2) @ £1,400		6,983																				
5% of AH Houses M4(3)(2a) @ £138 per sqm		3,251																				
5% of AH Flats M4(3)(2a) @ £122 per sqm		-																				
s106 Standard		60,000																				
Monitoring		5,000																				
Exe Estuary & Pebblebeds		6,000																				
-		-																				
Voids (older persons only)		-																				
s106 (PBSA only)		-																				
s106 (older persons only)		-																				
-		-																				
-		-																				
Total Policy & Infrastructure Costs (£)		290,769																				
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		113,261		113,261		-		-		-		-		-		-		-				
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625								1,706		-		-		-		919				
Professional Fees Total (£)		193,136		128,738		-		-		-		42,280		-		-		22,118				
CIL (£)		168,059																				
Total Development Costs (£)		3,511,015																				
Development Period												5 Quarters										
Debit Interest Rate		7.50%																				
Credit Interest Rate		0.00%																				
Annual Discount Rate		0.00%																				
Revenue and Capital Contributions (£)		4,664,776																				
Land & associated Fees - inc in interest calc (£)		328,965																				
Development Costs (£)		3,182,050																				
Finance (£)		119,711																				
ADR Cost (£)		0																				
Total Dev Costs Inc Finance & ADR Costs (£)		3,630,727																				
Gross Residual Value inc land less finance (£)		1,034,050																				
Total Developer/Contractor Return (£)		714,055																				
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		319,995																				

Previous		Next		Summary Report 1				Print this report														
Site Name							Res3b VA: 2 : 35% AH					Land and Developer Returns Assumptions										
Site Information												Land & associated costs included in cashflow										
Description												Developer & contractor returns excluded from cashflow										
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res3b										
Summary Details												Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)						
Net Area		0.43 hectares				15.00		1,402.0		48.4		48.4		1,498.9								
Gross Area		0.53 hectares		Market		9.75		930.8		48.4		48.4		1,027.7								
Net to Gross %		81.13%		Affordable		5.25		471.2		-		-		471.2								
Density		34.88 per net ha		% Affordable		35.00%																
Scheme Revenue												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00		9.75		-		-		-		3.41		-		1.84		-				
Total NIA exc garages & circ space (sq m)		1,402.0		930.8		-		-		-		309.5		-		161.7		-				
Garages (sq m)		48.4		48.4		-		-		-		-		-		-		-				
Total NIA inc garages exc circ space (sq m)		1,450.4		979.3		-		-		-		309.5		-		161.7		-				
Tenure Split (by %)		65.00%		-		-		-		22.75%		-		-		12.25%		-				
Sales Revenue (£)		4,664,776		3,775,378		-		-		-		425,769		-		463,630		-				
Average Revenue per unit (£)		310,983		387,218		-		-		-		124,768		-		252,302		-				
Average Revenue (£ per sq m) GIA		3.327		4.056		-		-		-		1.376		-		2.867		-				
Capital Contributions (£)												0	-	-	-	-	-	-	-	-	-	-
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)												-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		4,664,776																				
Scheme Development Costs (£)																						
Land (£)		291,500		550,000 per gross ha																		
SDLT at prevailing rate (£)		4,075																				
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,101																				
Land & associated fees Total (£)		300,676		567,313 per gross ha																		
												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,414,200		1,609,223		-		-		-		528,499		-		276,478		-				
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-				
Total GIA inc circ space & garages (sq m)		1,450		979		-		-		-		309		-		162		-				
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-				
Total Build Cost (£)		2,414,200		1,609,223		-		-		-		528,499		-		276,478		-				
Policy & Infrastructure Costs (£)																						
Total Site Infrastructure Costs		178,065																				
Biodiversity Net gain		4,815																				
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650																				
95% of AH dwgs M4(2) @ £1,400		6,983																				
5% of AH Houses M4(3)(2a) @ £138 per sqm		3,251																				
5% of AH Flats M4(3)(2a) @ £122 per sqm		-																				
s106 Standard		60,000																				
Monitoring		-																				
Exe Estuary & Pebblebeds		6,000																				
-		-																				
Voids (older persons only)		-																				
s106 (PBSA only)		-																				
s106 (older persons only)		-																				
-		-																				
-		-																				
Total Policy & Infrastructure Costs (£)		272,764																				
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		113,261		113,261		-		-		-		-		-		-		-				
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625								1,706		-		-		-		919				
Professional Fees Total (£)		193,136		128,738		-		-		-		-		-		-		22,118				
CIL (£)		168,059																				
Total Development Costs (£)		3,464,721																				
Development Period												5 Quarters										
Debit Interest Rate		7.50%																				
Credit Interest Rate		0.00%																				
Annual Discount Rate		0.00%																				
Revenue and Capital Contributions (£)		4,664,776																				
Land & associated Fees - inc in interest calc (£)		300,676																				
Development Costs (£)		3,164,045																				
Finance (£)		117,704																				
ADR Cost (£)		0																				
Total Dev Costs Inc Finance & ADR Costs (£)		3,582,425																				
Gross Residual Value inc land less finance (£)		1,082,351																				
Total Developer/Contractor Return (£)		714,055																				
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		368,296																				

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3c VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3c					
Summary Details													
Net Area		0.10	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.10	hectares	Market		15.00	921.9	-	162.7	1,084.6			
Net to Gross %		100.00%		Affordable		9.75	614.3	-	108.4	722.6			
Density		150.00	per net ha	% Affordable		5.25	307.7	-	54.3	361.9			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		921.9	614.3	-	-	-	200.0	-	-	-	107.7	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		921.9	614.3	-	-	-	200.0	-	-	-	107.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		3,069,029	2,491,398	-	-	-	271,670	-	-	-	305,961	-	
Average Revenue per unit (£)		204,602	255,528	-	-	-	79,610	-	-	-	166,509	-	
Average Revenue (£ per sq m) GIA		3,329	4,056	-	-	-	1,359	-	-	-	2,841	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		3,069,029											
Scheme Development Costs (£)													
Land (£)		55,000	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		963											
Land & associated fees Total (£)		55,963	559,630	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,700,264	1,799,105	-	-	-	585,755	-	-	-	315,404	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,085	723	-	-	-	235	-	-	-	127	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,700,264	1,799,105	-	-	-	585,755	-	-	-	315,404	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		195,663											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		1,877											
s106 Standard		60,000											
Monitoring		-											
Exe Estuary & Pebblebeds		6,000											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
Total Policy & Infrastructure Costs (£)		288,988											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		74,742	74,742	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625				1,706	-	-	-	-	919	-	
Professional Fees Total (£)		216,021	143,928	-	-	-	46,860	-	-	-	25,232	-	
CIL (£)		124,021											
Total Development Costs (£)		3,462,624											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		3,069,029											
Land & associated Fees - inc in interest calc (£)		55,963											
Development Costs (£)		3,406,661											
Finance (£)		143,351											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,605,975											
Gross Residual Value inc land less finance (£)		-536,947											
Total Developer/Contractor Return (£)		470,652											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-1,007,599											

Previous		Next		Summary Report 1				Print this report				
Site Name							Res3d VA: 2 : 35% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3d				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.30	hectares			15.00	1,192.4	48.4	71.6	1,312.4		
Gross Area		0.34	hectares		Market	9.75	759.5	48.4	59.3	867.2		
Net to Gross %		89.55%			Affordable	5.25	432.8	-	12.3	445.2		
Density		50.00	per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-
Total NIA exc garages & circ space (sq m)		1,192.4	759.5	-	-	-	271.1	-	-	-	161.7	-
Garages (sq m)		48.4	48.4	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,240.8	808.0	-	-	-	271.1	-	-	-	161.7	-
Tenure Split (by %)			65.00%				22.75%				12.25%	
Sales Revenue (£)		3,916,068	3,080,633	-	-	-	371,805	-	-	-	463,630	-
Average Revenue per unit (£)		261,068	315,962	-	-	-	108,951	-	-	-	252,302	-
Average Revenue (£ per sq m) GIA		3,284	4,056	-	-	-	1,371	-	-	-	2,867	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		3,916,068										
Scheme Development Costs (£)												
Land (£)		184,250	550,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,224										
Land & associated fees Total (£)		187,474	559,624	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,233,198	1,403,536	-	-	-	553,184	-	-	-	276,478	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,264	819	-	-	-	283	-	-	-	162	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		2,233,198	1,403,536	-	-	-	553,184	-	-	-	276,478	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		165,736										
Biodiversity Net gain		4,815										
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650										
95% of AH dwgs M4(2) @ £1,400		6,983										
5% of AH Houses M4(3)(2a) @ £138 per sqm		2,504										
5% of AH Flats M4(3)(2a) @ £122 per sqm		427										
s106 Standard		60,001										
Monitoring		-										
Exe Estuary & Pebblebeds		6,000										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
Total Policy & Infrastructure Costs (£)		260,116										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		92,419	92,419	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625				1,706	-	-	-	-	919	-
Professional Fees Total (£)		178,656	112,283	-	-	-	44,255	-	-	-	22,118	-
CIL (£)		140,523										
Total Development Costs (£)		3,095,011										
Development Period												
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,916,068										
Land & associated Fees - inc in interest calc (£)		187,474										
Development Costs (£)		2,907,537										
Finance (£)		103,992										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		3,199,003										
Gross Residual Value inc land less finance (£)		717,065										
Total Developer/Contractor Return (£)		589,237										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		127,828										

Previous		Next		Summary Report 1				Print this report					
Site Name							Res4a VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4a					
Summary Details													
Net Area		0.86	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		1.13	hectares	Market		30.00	2,804.0	94.4	94.4	2,992.8			
Net to Gross %		76.11%		Affordable		19.50	1,861.6	94.4	94.4	2,050.4			
Density		34.88	per net ha	% Affordable		10.50	942.4	-	-	942.4			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		30.00	18.00	-	-	1.50	6.83	-	-	-	3.68	-	
Total NIA exc garages & circ space (sq m)		2,804.0	1,684.6	-	-	177.0	619.0	-	-	-	323.4	-	
Garages (sq m)		94.4	89.4	-	-	5.0	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,898.4	1,774.1	-	-	182.0	619.0	-	-	-	323.4	-	
Tenure Split (by %)			60.00%			5.00%	22.75%				12.25%		
Sales Revenue (£)		9,365,453	6,832,863	-	-	753,808	851,856	-	-	-	927,227	-	
Average Revenue per unit (£)		312,180	379,603	-	-	502,538	124,768	-	-	-	252,300	-	
Average Revenue (£ per sq m) GIA		3,340	4,056	-	-	4,259	1,376	-	-	-	2,867	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		9,365,453											
Scheme Development Costs (£)													
Land (£)		237,300	210,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,153											
Land & associated fees Total (£)		241,453	213,675	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		4,841,426	2,915,097	-	-	316,373	1,057,019	-	-	-	552,937	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,898	1,774	-	-	182	619	-	-	-	323	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		4,841,426	2,915,097	-	-	316,373	1,057,019	-	-	-	552,937	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		357,256											
Biodiversity Net gain		35,640											
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300											
95% of AH dwgs M4(2) @ £1,400		13,965											
5% of AH Houses M4(3)(2a) @ £138 per sqm		6,502											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		120,001											
Monitoring		-											
Exe Estuary & Pebblebeds		12,000											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		572,664											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		227,600	204,986	-	-	22,614							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250				3,413	-	-	-	-	1,838	-	
Professional Fees Total (£)		401,271	233,208	-	-	39,267	84,562	-	-	-	44,235	-	
CIL (£)		304,463											
Total Development Costs (£)		6,594,128											
Development Period													
Development Period		6	Quarters										
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		9,365,453											
Land & associated Fees - inc in interest calc (£)		241,453											
Development Costs (£)		6,352,675											
Finance (£)		205,797											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		6,799,925											
Gross Residual Value inc land less finance (£)		2,565,528											
Total Developer/Contractor Return (£)		1,434,394											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,131,134											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res4c VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4c					
Summary Details													
Net Area		0.20	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.20	hectares	Market		30.00	1,843.8	-	325.4	2,169.2			
Net to Gross %		100.00%		Affordable		19.50	1,228.5	-	216.8	1,445.3			
Density		150.00	per net ha	% Affordable		10.50	615.3	-	108.6	723.9			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		30.00	19.50	-	-	-	6.83	-	-	-	3.68	-	
Total NIA exc garages & circ space (sq m)		1,843.8	1,228.5	-	-	-	400.0	-	-	-	215.4	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,843.8	1,228.5	-	-	-	400.0	-	-	-	215.4	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		6,138,084	4,982,796	-	-	-	543,346	-	-	-	611,941	-	
Average Revenue per unit (£)		204,601	255,528	-	-	-	79,610	-	-	-	166,510	-	
Average Revenue (£ per sq m) GIA		3,329	4,056	-	-	-	1,359	-	-	-	2,841	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		6,138,084											
Scheme Development Costs (£)													
Land (£)		110,000	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,925											
Land & associated fees Total (£)		111,925	559,625	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		5,400,564	3,598,209	-	-	-	1,171,525	-	-	-	630,829	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,169	1,445	-	-	-	471	-	-	-	253	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		5,400,564	3,598,209	-	-	-	1,171,525	-	-	-	630,829	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		391,329											
Biodiversity Net gain		9,630											
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300											
95% of AH dwgs M4(2) @ £1,400		13,965											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		3,753											
s106 Standard		120,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		12,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		582,978											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		149,484	149,484	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250				3,413	-	-	-	-	1,838	-	
Professional Fees Total (£)		432,045	287,857	-	-	-	93,722	-	-	-	50,466	-	
CIL (£)		248,041											
Total Development Costs (£)		6,930,287											
Development Period													
Development Period		6 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Summary													
Revenue and Capital Contributions (£)		6,138,084											
Land & associated Fees - inc in interest calc (£)		111,925											
Development Costs (£)		6,818,362											
Finance (£)		300,812											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		7,231,099											
Gross Residual Value inc land less finance (£)		-1,093,015											
Total Developer/Contractor Return (£)		941,307											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-2,034,322											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res4d VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4d					
Summary Details													
Net Area		0.60	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.67	hectares	Market		30.00	2,384.7	94.4	140.8	2,619.9			
Net to Gross %		89.55%		Affordable		19.50	1,519.1	94.4	116.1	1,729.5			
Density		50.00	per net ha	% Affordable		10.50	865.7	-	24.7	890.4			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		30.00	18.00	-	-	1.50	6.83	-	-	-	3.68	-	
Total NIA exc garages & circ space (sq m)		2,384.7	1,393.1	-	-	126.0	542.3	-	-	-	323.4	-	
Garages (sq m)		94.4	89.4	-	-	5.0	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,479.1	1,482.5	-	-	131.0	542.3	-	-	-	323.4	-	
Tenure Split (by %)			60.00%			5.00%	22.75%				12.25%		
Sales Revenue (£)		7,857,673	5,650,242	-	-	536,609	743,895	-	-	-	927,227	-	
Average Revenue per unit (£)		261,921	313,902	-	-	357,739	108,950	-	-	-	252,300	-	
Average Revenue (£ per sq m) GIA		3,295	4,056	-	-	4,259	1,371	-	-	-	2,867	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		7,857,673											
Scheme Development Costs (£)													
Land (£)		368,500	550,000	per gross ha									
SDLT at prevailing rate (£)		7,925											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,449											
Land & associated fees Total (£)		382,874	571,454	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		4,456,807	2,579,429	-	-	228,291	1,096,150	-	-	-	552,937	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,525	1,504	-	-	131	567	-	-	-	323	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		4,456,807	2,579,429	-	-	228,291	1,096,150	-	-	-	552,937	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		332,267											
Biodiversity Net gain		9,630											
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300											
95% of AH dwgs M4(2) @ £1,400		13,965											
5% of AH Houses M4(3)(2a) @ £138 per sqm		5,008											
5% of AH Flats M4(3)(2a) @ £122 per sqm		853											
s106 Standard		120,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		12,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		526,024											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		185,606	169,507	-	-	16,098							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250											
Professional Fees Total (£)		366,538	206,354	-	-	28,257	87,692	-	-	-	44,235	-	
CIL (£)		258,143											
Total Development Costs (£)		6,181,242											
Development Period													
Development Period		6	Quarters										
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		7,857,673											
Land & associated Fees - inc in interest calc (£)		382,874											
Development Costs (£)		5,798,368											
Finance (£)		205,689											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		6,386,931											
Gross Residual Value inc land less finance (£)		1,470,742											
Total Developer/Contractor Return (£)		1,182,948											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		287,793											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res5a VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res5a					
Summary Details													
Net Area		3.72	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		5.55	hectares	Market		75.00	6,702.5	236.0	319.4	7,257.9			
Net to Gross %		66.97%		Affordable		48.75	4,562.0	236.0	257.7	5,055.7			
Density		20.18	per net ha	% Affordable		26.25	2,140.5	-	61.7	2,202.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		75.00	45.00	-	-	3.75	17.06	-	-	-	9.19	-	
Total NIA exc garages & circ space (sq m)		6,702.5	4,119.5	-	-	442.5	1,340.3	-	-	-	800.2	-	
Garages (sq m)		236.0	223.6	-	-	12.4	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		6,938.5	4,343.1	-	-	454.9	1,340.3	-	-	-	800.2	-	
Tenure Split (by %)		60.00%				5.00%	22.75%				12.25%		
Sales Revenue (£)		22,726,885	16,708,793	-	-	1,884,519	1,838,508	-	-	-	2,295,065	-	
Average Revenue per unit (£)		303,024	371,307	-	-	502,538	107,750	-	-	-	249,800	-	
Average Revenue (£ per sq m) GIA		3,391	4,056	-	-	4,259	1,372	-	-	-	2,868	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		22,726,885											
Scheme Development Costs (£)													
Land (£)		1,165,500	210,000	per gross ha									
SDLT at prevailing rate (£)		47,775											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		20,396											
Land & associated fees Total (£)		1,233,671	222,283	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		11,032,437	6,554,630	-	-	766,589	2,482,018	-	-	-	1,229,200	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		7,022	4,365	-	-	455	1,402	-	-	-	800	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		11,032,437	6,554,630	-	-	766,589	2,482,018	-	-	-	1,229,200	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		815,579											
Biodiversity Net gain		89,100											
100% MKT dwgs M4(2) @ £1,400 per dwg		68,250											
95% of AH dwgs M4(2) @ £1,400		34,913											
5% of AH Houses M4(3)(2a) @ £138 per sqm		12,356											
5% of AH Flats M4(3)(2a) @ £122 per sqm		2,134											
s106 Standard		300,001											
Monitoring		-											
Exe Estuary & Pebblebeds		30,000											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
Total Policy & Infrastructure Costs (£)		1,352,333											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		557,799	501,264	-	-	56,536							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		13,125											
Professional Fees Total (£)		916,393	524,370	-	-	95,125	198,561	-	-	-	98,336	-	
CIL (£)		749,081											
Total Development Costs (£)		15,854,839											
Development Period													
Development Period		3 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		22,726,885											
Land & associated Fees - inc in interest calc (£)		1,233,671											
Development Costs (£)		14,621,168											
Finance (£)		402,982											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		16,257,821											
Gross Residual Value inc land less finance (£)		6,469,064											
Total Developer/Contractor Return (£)		3,501,844											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		2,967,220											

Previous		Next		Summary Report 1				Print this report															
Site Name							Res6a VA: 2 : 35% AH					Land and Developer Returns Assumptions											
Site Information												Land & associated costs included in cashflow											
Description												Developer & contractor returns excluded from cashflow											
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res6a											
Summary Details							Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)								
Net Area		3.72 hectares				150.00		13,405.0		472.0		638.8		14,515.8									
Gross Area		5.55 hectares		Market		97.50		9,124.1		472.0		515.3		10,111.3									
Net to Gross %		66.97%		Affordable		52.50		4,281.0		-		123.5		4,404.5									
Density		40.36 per net ha		% Affordable		35.00%																	
Scheme Revenue																							
		Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Total No of Units		150.00		90.00		-		-		7.50		34.13		-		-		-		18.38		-	
Total NIA exc garages & circ space (sq m)		13,405.0		8,239.1		-		-		885.0		2,680.5		-		-		-		1,600.5		-	
Garages (sq m)		472.0		447.1		-		-		24.8		-		-		-		-		-		-	
Total NIA inc garages exc circ space (sq m)		13,877.0		8,686.2		-		-		909.8		2,680.5		-		-		-		1,600.5		-	
Tenure Split (by %)		60.00%		-		-		5.00%		22.75%		-		-		-		-		12.25%		-	
Sales Revenue (£)		45,453,704		33,417,587		-		-		3,769,038		3,676,980		-		-		-		4,590,099		-	
Average Revenue per unit (£)		303,024		371,307		-		-		502,538		107,750		-		-		-		249,800		-	
Average Revenue (£ per sq m) GIA		3.391		4.056		-		-		4.259		1.372		-		-		-		2.868		-	
Capital Contributions (£)																							
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
Total Capital contributions (£)		-																					
Total Revenue (£)		45,453,704																					
Scheme Development Costs (£)																							
Land (£)		1,165,500		210,000 per gross ha																			
SDLT at prevailing rate (£)		47,775																					
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		20,396																					
Land & associated fees Total (£)		1,233,671		222,283 per gross ha																			
		Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Build Cost (£) (inc garages)		21,474,131		12,732,138		-		-		1,485,527		4,873,977		-		-		-		2,382,490		-	
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-	
Total GIA inc circ space & garages (sq m)		14,044		8,730		-		-		910		2,804		-		-		-		1,600		-	
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-	
Total Build Cost (£)		21,474,131		12,732,138		-		-		1,485,527		4,873,977		-		-		-		2,382,490		-	
Policy & Infrastructure Costs (£)																							
Total Site Infrastructure Costs		1,556,268																					
Biodiversity Net gain		178,200																					
100% MKT dwgs M4(2) @ £1,400 per dwg		136,500																					
95% of AH dwgs M4(2) @ £1,400		69,825																					
5% of AH Houses M4(3)(2a) @ £138 per sqm		24,712																					
5% of AH Flats M4(3)(2a) @ £122 per sqm		4,267																					
s106 Standard		600,001																					
Monitoring		-																					
Exe Estuary & Pebblebeds		60,000																					
Voids (older persons only)		-																					
s106 (PBSA only)		-																					
s106 (older persons only)		-																					
Total Policy & Infrastructure Costs (£)		2,629,773																					
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,115,599		1,002,528		-		-		113,071													
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		26,250										17,063		-		-		-		9,188		-	
Professional Fees Total (£)		1,383,610		763,928		-		-		184,294		292,439		-		-		-		142,949		-	
CIL (£)		1,498,162																					
Total Development Costs (£)		29,361,196																					
Development Period		5 Years																					
Debit Interest Rate		6.50%																					
Credit Interest Rate		0.00%																					
Annual Discount Rate		0.00%																					
Revenue and Capital Contributions (£)		45,453,704																					
Land & associated Fees - inc in interest calc (£)		1,233,671																					
Development Costs (£)		28,127,525																					
Finance (£)		471,555																					
ADR Cost (£)		0																					
Total Dev Costs Inc Finance & ADR Costs (£)		29,832,751																					
Gross Residual Value inc land less finance (£)		15,620,953																					
Total Developer/Contractor Return (£)		7,003,684																					
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		8,617,269																					

Previous		Next		Summary Report 1				Print this report					
Site Name							Res7a VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res7a					
Summary Details													
Net Area		9.05	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		14.29	hectares	Market		300.00	26,810.1	943.9	1,277.5	29,031.5			
Net to Gross %		63.33%		Affordable		195.00	18,248.1	943.9	1,030.6	20,222.7			
Density		33.15	per net ha	% Affordable		105.00	8,562.0	-	246.9	8,808.9			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		300.00	180.00	-	-	15.00	68.25	-	-	-	36.75	-	
Total NIA exc garages & circ space (sq m)		26,810.1	16,478.1	-	-	1,770.0	5,361.0	-	-	-	3,200.9	-	
Garages (sq m)		943.9	894.2	-	-	49.7	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		27,754.0	17,372.3	-	-	1,819.7	5,361.0	-	-	-	3,200.9	-	
Tenure Split (by %)		60.00%				5.00%	22.75%				12.25%		
Sales Revenue (£)		90,907,337	66,835,174	-	-	7,538,076	7,353,938	-	-	-	9,180,150	-	
Average Revenue per unit (£)		303,024	371,307	-	-	502,538	107,750	-	-	-	249,800	-	
Average Revenue (£ per sq m) GIA		3,391	4,056	-	-	4,259	1,372	-	-	-	2,868	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		90,907,337											
Scheme Development Costs (£)													
Land (£)		3,000,900	210,000	per gross ha									
SDLT at prevailing rate (£)		139,545											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		52,516											
Land & associated fees Total (£)		3,192,961	223,440	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		42,948,200	25,464,275	-	-	2,971,054	9,747,918	-	-	-	4,764,952	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		28,088	17,459	-	-	1,820	5,608	-	-	-	3,201	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		42,948,200	25,464,275	-	-	2,971,054	9,747,918	-	-	-	4,764,952	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		3,112,532											
Biodiversity Net gain		356,400											
100% MKT dwgs M4(2) @ £1,400 per dwg		273,000											
95% of AH dwgs M4(2) @ £1,400		139,650											
5% of AH Houses M4(3)(2a) @ £138 per sqm		49,424											
5% of AH Flats M4(3)(2a) @ £122 per sqm		8,535											
s106 Standard		6,000,000											
Monitoring		-											
Exe Estuary & Pebblebeds		120,000											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
Total Policy & Infrastructure Costs (£)		10,059,541											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		2,231,197	2,005,055	-	-	226,142							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		52,500											
Professional Fees Total (£)		2,767,216	1,527,857	-	-	368,587	584,875	-	-	-	18,375	-	
CIL (£)		2,996,323											
Total Development Costs (£)		64,247,938											
Development Period													
Development Period		5	Years										
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		90,907,337											
Land & associated Fees - inc in interest calc (£)		3,192,961											
Development Costs (£)		61,054,977											
Finance (£)		1,115,384											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		65,363,323											
Gross Residual Value inc land less finance (£)		25,544,014											
Total Developer/Contractor Return (£)		14,007,364											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		11,536,651											

Previous		Next		Summary Report 1				Print this report					
Site Name							ResBa VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	ResBa					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			24.35	hectares			800.00	71,493.5	2,517.1	3,406.8	77,417.4		
Gross Area			41.56	hectares	Market	520.00		48,661.6	2,517.1	2,748.4	53,927.1		
Net to Gross %			58.59%		Affordable	280.00		22,831.9	-	658.4	23,490.3		
Density			32.85	per net ha	% Affordable	35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		800.00	480.00	-	-	40.00	182.00	-	-	-	98.00	-	
Total NIA exc garages & circ space (sq m)		71,493.5	43,941.6	-	-	4,720.0	14,296.1	-	-	-	8,535.8	-	
Garages (sq m)		2,517.1	2,384.6	-	-	132.5	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		74,010.6	46,326.2	-	-	4,852.5	14,296.1	-	-	-	8,535.8	-	
Tenure Split (by %)		60.00%				5.00%	22.75%						
Sales Revenue (£)		242,419,566	178,227,130	-	-	20,101,536	19,610,500	-	-	-	24,480,400	-	
Average Revenue per unit (£)		303,024	371,307	-	-	502,538	107,750	-	-	-	249,800	-	
Average Revenue (£ per sq m) GIA		3.391	4.056	-	-	4.259	1.372	-	-	-	2.868	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		242,419,566											
Scheme Development Costs (£)													
Land (£)		8,727,600	210,000		per gross ha								
SDLT at prevailing rate (£)		425,880											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		152,733											
Land & associated fees Total (£)		9,306,213	223,922		per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		114,528,533	67,904,733	-	-	7,922,811	25,994,449	-	-	-	12,706,539	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		74,900	46,557	-	-	4,852	14,955	-	-	-	8,536	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		114,528,533	67,904,733	-	-	7,922,811	25,994,449	-	-	-	12,706,539	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		8,300,086											
Biodiversity Net gain		950,400											
100% MKT dwgs M4(2) @ £1,400 per dwg		728,000											
95% of AH dwgs M4(2) @ £1,400		372,400											
5% of AH Houses M4(3)(2a) @ £138 per sqm		131,796											
5% of AH Flats M4(3)(2a) @ £122 per sqm		22,759											
s106 Standard		16,000,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		320,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		26,830,441											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		5,949,860	5,346,814	-	-	603,046							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		140,000											
Professional Fees Total (£)		7,379,243	4,074,284	-	-	982,899	1,559,667	-	-	-	762,392	-	
CIL (£)		7,990,196											
Total Development Costs (£)		172,124,485											
Development Period													
Development Period		10 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		242,419,566											
Land & associated Fees - inc in interest calc (£)		9,306,213											
Development Costs (£)		162,818,272											
Finance (£)		3,285,440											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		175,409,925											
Gross Residual Value inc land less finance (£)		67,009,641											
Total Developer/Contractor Return (£)		37,352,970											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		29,656,670											

VA3 BLV1 0%/35% AH

Previous		Next		Summary Report 1				Print this report					
Site Name							Res1a VA: 3 : 0% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res1a					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			0.13	hectares			3.00	354.0	14.9	14.9	383.8		
Gross Area			0.13	hectares	Market		3.00	354.0	14.9	14.9	383.8		
Net to Gross %			100.00%		Affordable		-	-	-	-	-		
Density			23.08	per net ha	% Affordable		0.00%						
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)		354.0	354.0	-	-	-	-	-	-	-	-	-	
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		368.9	368.9	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)			100.00%										
Sales Revenue (£)		1,377,768	1,377,768	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)		459,256	459,256	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA		3,892	3,892	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		1,377,768											
Scheme Development Costs (£)													
Land (£)		78,000	600,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,365											
Land & associated fees Total (£)		79,365	610,500	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		369	369	-	-	-	-	-	-	-	-	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		50,591											
Biodiversity Net gain		3,564											
100% MKT dwgs M4(2) @ £1,400 per dwg		4,200											
95% of AH dwgs M4(2) @ £1,400		-											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		12,000											
Monitoring		800											
Exe Estuary & Pebblebeds		1,200											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		72,355											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		41,333	41,333	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-											
Professional Fees Total (£)		66,761	66,761	-	-	-	-	-	-	-	-	-	
CIL (£)		63,311											
Total Development Costs (£)		990,733											
Development Period													
Development Period		1	Year										
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		1,377,768											
Land & associated Fees - inc in interest calc (£)		79,365											
Development Costs (£)		911,368											
Finance (£)		36,092											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		1,026,825											
Gross Residual Value inc land less finance (£)		350,943											
Total Developer/Contractor Return (£)		241,109											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		109,834											

Previous		Next		Summary Report 1				Print this report																																		
Site Name								Res1b VA: 3 : 0% AH				Land and Developer Returns Assumptions																														
Site Information												Land & associated costs included in cashflow																														
Description												Developer & contractor returns excluded from cashflow																														
Date		25/10/2024		Updated				Compiled by		TM		Reference		Res1b																												
Summary Details								Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)																										
Net Area		0.13 hectares						3.00		354.0		14.9		14.9		383.8																										
Gross Area		0.13 hectares				Market		3.00		354.0		14.9		14.9		383.8																										
Net to Gross %		100.00%				Affordable		-		-		-		-		-																										
Density		23.08 per net ha				% Affordable		0.00%																																		
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected									
Total No of Units								3.00		3.00		-		-		-		-		-		-		-		-		-		-		-										
Total NIA exc garages & circ space (sq m)								354.0		354.0		-		-		-		-		-		-		-		-		-		-		-										
Garages (sq m)								14.9		14.9		-		-		-		-		-		-		-		-		-		-		-										
Total NIA inc garages exc circ space (sq m)								368.9		368.9		-		-		-		-		-		-		-		-		-		-		-										
Tenure Split (by %)										100.00%																																
Sales Revenue (£)								1,377,768		1,377,768		-		-		-		-		-		-		-		-		-		-		-										
Average Revenue per unit (£)								459,256		459,256		-		-		-		-		-		-		-		-		-		-		-										
Average Revenue (£ per sq m) GIA								3,892		3,892		-		-		-		-		-		-		-		-		-		-		-										
Capital Contributions (£)													0		-		-		-		-		-		-		-		-		-		-		-		-		-			
													0		-		-		-		-		-		-		-		-		-		-		-							
													0		-		-		-		-		-		-		-		-		-		-		-		-					
													0		-		-		-		-		-		-		-		-		-		-		-		-					
													0		-		-		-		-		-		-		-		-		-		-		-		-					
													0		-		-		-		-		-		-		-		-		-		-		-		-					
													0		-		-		-		-		-		-		-		-		-		-		-		-					
													0		-		-		-		-		-		-		-		-		-		-		-		-					
													0		-		-		-		-		-		-		-		-		-		-		-		-		-			
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-		-		-		-		-		-	
Total Revenue (£)													1,377,768																													
Scheme Development Costs (£)																																										
Land (£)								71,500		550,000 per gross ha																																
SDLT at prevailing rate (£)								-																																		
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)								1,251																																		
Land & associated fees Total (£)								72,751		559,623 per gross ha																																
													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected									
Build Cost (£) (inc garages)								667,608		667,608		-		-		-		-		-		-		-		-		-		-		-		-								
Additional Build Costs (£)								-		-		-		-		-		-		-		-		-		-		-		-		-										
Total GIA inc circ space & garages (sq m)								369		369		-		-		-		-		-		-		-		-		-		-		-										
Total Contingency - 0% Build Costs (£)								-		-		-		-		-		-		-		-		-		-		-		-		-										
Total Build Cost (£)								667,608		667,608		-		-		-		-		-		-		-		-		-		-		-										
Policy & Infrastructure Costs (£)																																										
Total Site Infrastructure Costs								50,591																																		
Biodiversity Net gain								963																																		
100% MKT dwgs M4(2) @ £1,400 per dwg								4,200																																		
95% of AH dwgs M4(2) @ £1,400								-																																		
5% of AH Houses M4(3)(2a) @ £138 per sqm								-																																		
5% of AH Flats M4(3)(2a) @ £122 per sqm								-																																		
s106 Standard								12,000																																		
Monitoring								800																																		
Exe Estuary & Pebblebeds								1,200																																		
								-																																		
Voids (older persons only)								-																																		
s106 (PBSA only)								-																																		
s106 (older persons only)								-																																		
								-																																		
								-																																		
Total Policy & Infrastructure Costs (£)								69,754																																		
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)								41,333		41,333		-		-		-		-		-		-		-		-		-		-		-										
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)								-		-		-		-		-		-		-		-		-		-		-		-		-										
Professional Fees Total (£)								66,761		66,761		-		-		-		-		-		-		-		-		-		-		-										
CIL (£)								63,311																																		
Total Development Costs (£)								981,518																																		
Development Period													1 Year																													
Debit Interest Rate													7.50%																													
Credit Interest Rate													0.00%																													
Annual Discount Rate													0.00%																													
Revenue and Capital Contributions (£)								1,377,768																																		
Land & associated Fees - inc in interest calc (£)								72,751																																		
Development Costs (£)								908,767																																		
Finance (£)								35,628																																		
ADR Cost (£)								0																																		
Total Dev Costs Inc Finance & ADR Costs (£)								1,017,146																																		
Gross Residual Value inc land less finance (£)								360,622																																		
Total Developer/Contractor Return (£)								241,109																																		
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)								119,513																																		

Previous		Next		Summary Report 1				Print this report					
Site Name							Res2a VA: 3 : 0% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res2a					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			0.34	hectares			8.00	944.0	39.7	39.7	1,023.5		
Gross Area			0.34	hectares	Market		8.00	944.0	39.7	39.7	1,023.5		
Net to Gross %			100.00%		Affordable		-	-	-	-	-		
Density			23.53	per net ha	% Affordable		0.00%						
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)		944.0	944.0	-	-	-	-	-	-	-	-	-	
Garages (sq m)		39.7	39.7	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		983.7	983.7	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)			100.00%										
Sales Revenue (£)		3,674,048	3,674,048	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)		459,256	459,256	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA		3,892	3,892	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		3,674,048											
Scheme Development Costs (£)													
Land (£)		204,000	600,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,570											
Land & associated fees Total (£)		207,570	610,500	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		984	984	-	-	-	-	-	-	-	-	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		128,512											
Biodiversity Net gain		9,504											
100% MKT dwgs M4(2) @ £1,400 per dwg		11,200											
95% of AH dwgs M4(2) @ £1,400		-											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		32,000											
Monitoring		800											
Exe Estuary & Pebblebeds		3,200											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		185,216											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		110,221	110,221	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-											
Professional Fees Total (£)		169,910	169,910	-	-	-	-	-	-	-	-	-	
CIL (£)		168,830											
Total Development Costs (£)		2,540,842											
Development Period													
Development Period		1 Year											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		3,674,048											
Land & associated Fees - inc in interest calc (£)		207,570											
Development Costs (£)		2,333,272											
Finance (£)		92,374											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		2,633,216											
Gross Residual Value inc land less finance (£)		1,040,832											
Total Developer/Contractor Return (£)		642,958											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		397,873											

Previous		Next		Summary Report 1				Print this report				
Site Name							Res2b VA: 3 : 0% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res2b				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.34	hectares			8.00	944.0	39.7	39.7	1,023.5		
Gross Area		0.34	hectares	Market		8.00	944.0	39.7	39.7	1,023.5		
Net to Gross %		100.00%		Affordable		-	-	-	-	-		
Density		23.53	per net ha	% Affordable		0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		944.0	944.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		983.7	983.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		3,674,048	3,674,048	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		459,256	459,256									
Average Revenue (£ per sq m) GIA		3,892	3,892									
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		3,674,048										
Scheme Development Costs (£)												
Land (£)		187,000	550,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,273										
Land & associated fees Total (£)		190,273	559,626	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		984	984	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		128,512										
Biodiversity Net gain		2,568										
100% MKT dwgs M4(2) @ £1,400 per dwg		11,200										
95% of AH dwgs M4(2) @ £1,400		-										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard		32,000										
Monitoring		800										
Exe Estuary & Pebblebeds		3,200										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		178,280										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		110,221	110,221	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-										
Professional Fees Total (£)		169,910	169,910	-	-	-	-	-	-	-	-	-
CIL (£)		168,830										
Total Development Costs (£)		2,516,609										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,674,048										
Land & associated Fees - inc in interest calc (£)		190,273										
Development Costs (£)		2,326,336										
Finance (£)		91,155										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		2,607,764										
Gross Residual Value inc land less finance (£)		1,066,284										
Total Developer/Contractor Return (£)		642,958										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		423,326										

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3a VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3a					
Summary Details													
Net Area		0.43	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.53	hectares	Market		15.00	1,402.0	48.4	48.4	1,498.9			
Net to Gross %		81.13%		Affordable		9.75	930.8	48.4	48.4	1,027.7			
Density		34.88	per net ha	% Affordable		5.25	471.2	-	-	471.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		1,402.0	930.8	-	-	-	309.5	-	-	-	161.7	-	
Garages (sq m)		48.4	48.4	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,450.4	979.3	-	-	-	309.5	-	-	-	161.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		4,493,012	3,622,724	-	-	-	425,769	-	-	-	444,519	-	
Average Revenue per unit (£)		299,532	371,561	-	-	-	124,768	-	-	-	241,902	-	
Average Revenue (£ per sq m) GIA		3,205	3,892	-	-	-	1,376	-	-	-	2,749	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		4,493,012											
Scheme Development Costs (£)													
Land (£)		318,000	600,000	per gross ha									
SDLT at prevailing rate (£)		5,400											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,565											
Land & associated fees Total (£)		328,965	620,689	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,414,200	1,609,223	-	-	-	528,499	-	-	-	276,478	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,450	979	-	-	-	309	-	-	-	162	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,414,200	1,609,223	-	-	-	528,499	-	-	-	276,478	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		178,065											
Biodiversity Net gain		17,820											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		3,251											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		290,769											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		108,682	108,682	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625					1,706	-	-	-	919	-	
Professional Fees Total (£)		193,136	128,738	-	-	-	42,280	-	-	-	22,118	-	
CIL (£)		168,059											
Total Development Costs (£)		3,506,436											
Development Period													
Development Period		5	Quarters										
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		4,493,012											
Land & associated Fees - inc in interest calc (£)		328,965											
Development Costs (£)		3,177,471											
Finance (£)		119,560											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,625,995											
Gross Residual Value inc land less finance (£)		867,017											
Total Developer/Contractor Return (£)		686,194											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		180,823											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3b VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3b					
Summary Details													
Net Area		0.43	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.53	hectares	Market		15.00	1,402.0	48.4	48.4	1,498.9			
Net to Gross %		81.13%		Affordable		9.75	930.8	48.4	48.4	1,027.7			
Density		34.88	per net ha	% Affordable		5.25	471.2	-	-	471.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		1,402.0	930.8	-	-	-	309.5	-	-	-	161.7	-	
Garages (sq m)		48.4	48.4	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,450.4	979.3	-	-	-	309.5	-	-	-	161.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		4,493,012	3,622,724	-	-	-	425,769	-	-	-	444,519	-	
Average Revenue per unit (£)		299,532	371,561	-	-	-	124,768	-	-	-	241,902	-	
Average Revenue (£ per sq m) GIA		3,205	3,892	-	-	-	1,376	-	-	-	2,749	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		4,493,012											
Scheme Development Costs (£)													
Land (£)		291,500	550,000	per gross ha									
SDLT at prevailing rate (£)		4,075											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,101											
Land & associated fees Total (£)		300,676	567,313	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,414,200	1,609,223	-	-	-	528,499	-	-	-	276,478	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,450	979	-	-	-	309	-	-	-	162	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,414,200	1,609,223	-	-	-	528,499	-	-	-	276,478	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		178,065											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		3,251											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		277,764											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		108,682	108,682	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625					1,706	-	-	-	919	-	
Professional Fees Total (£)		193,136	128,738	-	-	-	42,280	-	-	-	22,118	-	
CIL (£)		168,059											
Total Development Costs (£)		3,465,142											
Development Period													
Development Period		5	Quarters										
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		4,493,012											
Land & associated Fees - inc in interest calc (£)		300,676											
Development Costs (£)		3,164,466											
Finance (£)		117,552											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,582,694											
Gross Residual Value inc land less finance (£)		910,318											
Total Developer/Contractor Return (£)		686,194											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		224,124											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3c VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3c					
Summary Details													
Net Area		0.10	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.10	hectares	Market		15.00	921.9	-	162.7	1,084.6			
Net to Gross %		100.00%		Affordable		9.75	614.3	-	108.4	722.6			
Density		150.00	per net ha	% Affordable		5.25	307.7	-	54.3	361.9			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		921.9	614.3	-	-	-	200.0	-	-	-	107.7	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		921.9	614.3	-	-	-	200.0	-	-	-	107.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		2,955,686	2,390,661	-	-	-	271,670	-	-	-	293,356	-	
Average Revenue per unit (£)		197,046	245,196	-	-	-	79,610	-	-	-	159,649	-	
Average Revenue (£ per sq m) GIA		3,206	3,892	-	-	-	1,359	-	-	-	2,724	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		2,955,686											
Scheme Development Costs (£)													
Land (£)		55,000	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		963											
Land & associated fees Total (£)		55,963	559,630	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,700,264	1,799,105	-	-	-	585,755	-	-	-	315,404	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,085	723	-	-	-	235	-	-	-	127	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,700,264	1,799,105	-	-	-	585,755	-	-	-	315,404	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		195,663											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		1,877											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		293,988											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		71,720	71,720	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625					1,706	-	-	-	919	-	
Professional Fees Total (£)		216,021	143,928	-	-	-	46,860	-	-	-	25,232	-	
CIL (£)		124,021											
Total Development Costs (£)		3,464,602											
Development Period													
Development Period		5	Quarters										
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		2,955,686											
Land & associated Fees - inc in interest calc (£)		55,963											
Development Costs (£)		3,408,639											
Finance (£)		146,980											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,611,582											
Gross Residual Value inc land less finance (£)		-655,896											
Total Developer/Contractor Return (£)		452,267											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-1,108,163											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3d VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3d					
Summary Details													
Net Area		0.30	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.34	hectares	Market		15.00	1,192.4	48.4	71.6	1,312.4			
Net to Gross %		89.55%		Affordable		9.75	759.5	48.4	59.3	867.2			
Density		50.00	per net ha	% Affordable		5.25	432.8	-	12.3	445.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	9.75	-	-	-	3.41	-	-	-	1.84	-	
Total NIA exc garages & circ space (sq m)		1,192.4	759.5	-	-	-	271.1	-	-	-	161.7	-	
Garages (sq m)		48.4	48.4	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,240.8	808.0	-	-	-	271.1	-	-	-	161.7	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		3,772,395	2,956,071	-	-	-	371,805	-	-	-	444,519	-	
Average Revenue per unit (£)		251,490	303,187	-	-	-	108,951	-	-	-	241,902	-	
Average Revenue (£ per sq m) GIA		3.164	3.892	-	-	-	1.371	-	-	-	2.749	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		3,772,395											
Scheme Development Costs (£)													
Land (£)		184,250	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,224											
Land & associated fees Total (£)		187,474	559,624	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,233,198	1,403,536	-	-	-	553,184	-	-	-	276,478	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,264	819	-	-	-	283	-	-	-	162	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,233,198	1,403,536	-	-	-	553,184	-	-	-	276,478	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		165,736											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		13,650											
95% of AH dwgs M4(2) @ £1,400		6,983											
5% of AH Houses M4(3)(2a) @ £138 per sqm		2,504											
5% of AH Flats M4(3)(2a) @ £122 per sqm		427											
s106 Standard		60,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		265,116											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		88,682	88,682	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625				1,706	-	-	-	-	919	-	
Professional Fees Total (£)		178,656	112,283	-	-	-	44,255	-	-	-	22,118	-	
CIL (£)		140,523											
Total Development Costs (£)		3,096,274											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		3,772,395											
Land & associated Fees - inc in interest calc (£)		187,474											
Development Costs (£)		2,908,800											
Finance (£)		105,895											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,202,169											
Gross Residual Value inc land less finance (£)		570,226											
Total Developer/Contractor Return (£)		566,292											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,934											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res4c VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4c					
Summary Details													
Net Area		0.20	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.20	hectares	Market		30.00	1,843.8	-	325.4	2,169.2			
Net to Gross %		100.00%		Affordable		19.50	1,228.5	-	216.8	1,445.3			
Density		150.00	per net ha	% Affordable		10.50	615.3	-	108.6	723.9			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		30.00	19.50	-	-	-	6.83	-	-	-	3.68	-	
Total NIA exc garages & circ space (sq m)		1,843.8	1,228.5	-	-	-	400.0	-	-	-	215.4	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,843.8	1,228.5	-	-	-	400.0	-	-	-	215.4	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		5,911,399	4,781,322	-	-	-	543,346	-	-	-	586,730	-	
Average Revenue per unit (£)		197,045	245,196	-	-	-	79,610	-	-	-	159,650	-	
Average Revenue (£ per sq m) GIA		3,206	3,892	-	-	-	1,359	-	-	-	2,724	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		5,911,399											
Scheme Development Costs (£)													
Land (£)		110,000	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,925											
Land & associated fees Total (£)		111,925	559,625	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		5,400,564	3,598,209	-	-	-	1,171,525	-	-	-	630,829	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,169	1,445	-	-	-	471	-	-	-	253	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		5,400,564	3,598,209	-	-	-	1,171,525	-	-	-	630,829	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		391,329											
Biodiversity Net gain		9,630											
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300											
95% of AH dwgs M4(2) @ £1,400		13,965											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		3,753											
s106 Standard		120,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		12,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		582,978											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		143,440	143,440	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250					3,413	-	-	-	1,838	-	
Professional Fees Total (£)		432,045	287,857	-	-	-	93,722	-	-	-	50,466	-	
CIL (£)		248,041											
Total Development Costs (£)		6,924,243											
Development Period													
Development Period		6 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		5,911,399											
Land & associated Fees - inc in interest calc (£)		111,925											
Development Costs (£)		6,812,318											
Finance (£)		309,555											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		7,233,797											
Gross Residual Value inc land less finance (£)		-1,322,399											
Total Developer/Contractor Return (£)		904,536											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-2,226,935											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res4d VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4d					
Summary Details													
Net Area		0.60	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.67	hectares	Market		30.00	2,384.7	94.4	140.8	2,619.9			
Net to Gross %		89.55%		Affordable		19.50	1,519.1	94.4	116.1	1,729.5			
Density		50.00	per net ha	% Affordable		10.50	865.7	-	24.7	890.4			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		30.00	18.00	-	-	1.50	6.83	-	-	-	3.68	-	
Total NIA exc garages & circ space (sq m)		2,384.7	1,393.1	-	-	126.0	542.3	-	-	-	323.4	-	
Garages (sq m)		94.4	89.4	-	-	5.0	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,479.1	1,482.5	-	-	131.0	542.3	-	-	-	323.4	-	
Tenure Split (by %)			60.00%			5.00%	22.75%				12.25%		
Sales Revenue (£)		7,569,293	5,421,781	-	-	514,912	743,595	-	-	-	889,006	-	
Average Revenue per unit (£)		252,308	301,210	-	-	343,274	108,950	-	-	-	241,900	-	
Average Revenue (£ per sq m) GIA		3.174	3.892	-	-	4.087	1.371	-	-	-	2.749	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		7,569,293											
Scheme Development Costs (£)													
Land (£)		368,500	550,000	per gross ha									
SDLT at prevailing rate (£)		7,925											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,449											
Land & associated fees Total (£)		382,874	571,454	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		4,456,807	2,579,429	-	-	228,291	1,096,150	-	-	-	552,937	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,525	1,504	-	-	131	567	-	-	-	323	-	
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)		4,456,807	2,579,429	-	-	228,291	1,096,150	-	-	-	552,937	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		332,267											
Biodiversity Net gain		9,630											
100% MKT dwgs M4(2) @ £1,400 per dwg		27,300											
95% of AH dwgs M4(2) @ £1,400		13,965											
5% of AH Houses M4(3)(2a) @ £138 per sqm		5,008											
5% of AH Flats M4(3)(2a) @ £122 per sqm		853											
s106 Standard		120,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		12,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		526,024											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		178,101	162,653	-	-	15,447							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250				3,413	-	-	-	-	1,838	-	
Professional Fees Total (£)		366,538	206,354	-	-	28,257	87,692	-	-	-	44,235	-	
CIL (£)		258,143											
Total Development Costs (£)		6,173,737											
Development Period													
Development Period		6 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		7,569,293											
Land & associated Fees - inc in interest calc (£)		382,874											
Development Costs (£)		5,790,863											
Finance (£)		211,593											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		6,385,331											
Gross Residual Value inc land less finance (£)		1,183,963											
Total Developer/Contractor Return (£)		1,136,877											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		47,085											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res5a VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res5a					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			3.72 hectares			75.00	6,702.5	236.0	319.4	7,257.9			
Gross Area			5.55 hectares	Market		48.75	4,562.0	236.0	257.7	5,055.7			
Net to Gross %			66.97%	Affordable		26.25	2,140.5	-	61.7	2,202.2			
Density			20.18 per net ha	% Affordable		35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		75.00	45.00	-	-	3.75	17.06	-	-	-	9.19	-	
Total NIA exc garages & circ space (sq m)		6,702.5	4,119.5	-	-	442.5	1,340.3	-	-	-	800.2	-	
Garages (sq m)		236.0	223.6	-	-	12.4	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		6,938.5	4,343.1	-	-	454.9	1,340.3	-	-	-	800.2	-	
Tenure Split (by %)			60.00%			5.00%	22.75%				12.25%		
Sales Revenue (£)		21,880,452	16,033,191	-	-	1,808,321	1,838,508	-	-	-	2,200,432	-	
Average Revenue per unit (£)		291,738	356,293	-	-	482,219	107,750	-	-	-	239,500	-	
Average Revenue (£ per sq m) GIA		3,265	3,892	-	-	4,087	1,372	-	-	-	2,750	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		21,880,452											
Scheme Development Costs (£)													
Land (£)		1,165,500	210,000 per gross ha										
SDLT at prevailing rate (£)		47,775											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		20,396											
Land & associated fees Total (£)		1,233,671	222,283 per gross ha										
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		11,032,437	6,554,630	-	-	766,589	2,482,018	-	-	-	1,229,200	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		7,022	4,365	-	-	455	1,402	-	-	-	800	-	
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)		11,032,437	6,554,630	-	-	766,589	2,482,018	-	-	-	1,229,200	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		815,579											
Biodiversity Net gain		89,100											
100% MKT dwgs M4(2) @ £1,400 per dwg		68,250											
95% of AH dwgs M4(2) @ £1,400		34,913											
5% of AH Houses M4(3)(2a) @ £138 per sqm		12,356											
5% of AH Flats M4(3)(2a) @ £122 per sqm		2,134											
s106 Standard		300,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		30,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		1,357,333											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		535,245	480,996	-	-	54,250							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		13,125					8,531	-	-	-	4,594	-	
Professional Fees Total (£)		916,393	524,370	-	-	95,125	198,561	-	-	-	98,336	-	
CIL (£)		749,081											
Total Development Costs (£)		15,837,285											
Development Period													
Development Period		3 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		21,880,452											
Land & associated Fees - inc in interest calc (£)		1,233,671											
Development Costs (£)		14,603,614											
Finance (£)		427,968											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		16,265,253											
Gross Residual Value inc land less finance (£)		5,615,199											
Total Developer/Contractor Return (£)		3,364,601											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		2,250,598											

Previous		Next		Summary Report 1				Print this report																										
Site Name							Res6a VA: 3 : 35% AH					Land and Developer Returns Assumptions																						
Site Information												Land & associated costs included in cashflow																						
Description												Developer & contractor returns excluded from cashflow																						
Date		25/10/2024		Updated				Compiled by		TM		Reference		Res6a																				
Summary Details													Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)													
Net Area		3.72 hectares						150.00		13,405.0		472.0		638.8		14,515.8																		
Gross Area		5.55 hectares				Market		97.50		9,124.1		472.0		515.3		10,111.3																		
Net to Gross %		66.97%				Affordable		52.50		4,281.0		-		123.5		4,404.5																		
Density		40.36 per net ha				% Affordable		35.00%																										
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Total No of Units													150.00		90.00		-		-		7.50		34.13		-		-		-		18.38		-	
Total NIA exc garages & circ space (sq m)													13,405.0		8,239.1		-		-		885.0		2,680.5		-		-		-		1,600.5		-	
Garages (sq m)													472.0		447.1		-		-		24.8		-		-		-		-		-		-	
Total NIA inc garages exc circ space (sq m)													13,877.0		8,686.2		-		-		909.8		2,680.5		-		-		-		1,600.5		-	
Tenure Split (by %)													60.00%								5.00%		22.75%								12.25%			
Sales Revenue (£)													43,760,839		32,066,383		-		-		3,616,641		3,676,980		-		-		-		4,400,836		-	
Average Revenue per unit (£)													291,739		356,293		-		-		482,219		107,750		-		-		-		239,500		-	
Average Revenue (£ per sq m) GIA													3,265		3,892		-		-		4,087		1,372		-		-		-		2,750		-	
Capital Contributions (£)													0		-		-		-		-		-		-		-		-		-		-	
0													-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-			
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-		-	
Total Revenue (£)													43,760,839																					
Scheme Development Costs (£)													Land (£)		1,165,500		210,000 per gross ha																	
SDLT at prevailing rate (£)													47,775																					
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)													20,396																					
Land & associated fees Total (£)													1,233,671		222,283 per gross ha																			
Total													Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected			
Build Cost (£) (inc garages)													21,474,131		12,732,138		-		-		1,485,527		4,873,977		-		-		2,382,490		-			
Additional Build Costs (£)													-		-		-		-		-		-		-		-		-		-			
Total GIA inc circ space & garages (sq m)													14,044		8,730		-		910		2,804		-		-		-		1,600		-			
Total Contingency - 0% Build Costs (£)													-		-		-		-		-		-		-		-		-		-			
Total Build Cost (£)													21,474,131		12,732,138		-		-		1,485,527		4,873,977		-		-		2,382,490		-			
Policy & Infrastructure Costs (£)													Total Site Infrastructure Costs		1,556,268																			
Biodiversity Net gain													178,200																					
100% MKT dwgs M4(2) @ £1,400 per dwg													136,500																					
95% of AH dwgs M4(2) @ £1,400													69,825																					
5% of AH Houses M4(3)(2a) @ £138 per sqm													24,712																					
5% of AH Flats M4(3)(2a) @ £122 per sqm													4,267																					
s106 Standard													600,001																					
Monitoring													5,000																					
Exe Estuary & Pebblebeds													60,000																					
-													-																					
Voids (older persons only)													-																					
s106 (PBSA only)													-																					
s106 (older persons only)													-																					
-													-																					
-													-																					
-													-																					
Total Policy & Infrastructure Costs (£)													2,634,773																					
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)													1,070,491		961,991		-		-		108,499													
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)													26,250								17,063		-		-		-		9,188		-			
Professional Fees Total (£)													1,383,610		763,928		-		-		184,294		292,439		-		-		142,949		-			
CIL (£)													1,498,162																					
Total Development Costs (£)													29,321,088																					
Development Period													5 Years																					
Debit Interest Rate													6.50%																					
Credit Interest Rate													0.00%																					
Annual Discount Rate													0.00%																					
Revenue and Capital Contributions (£)													43,760,839																					
Land & associated Fees - inc in interest calc (£)													1,233,671																					
Development Costs (£)													28,087,417																					
Finance (£)													496,541																					
ADR Cost (£)													0																					
Total Dev Costs Inc Finance & ADR Costs (£)													29,817,629																					
Gross Residual Value inc land less finance (£)													13,943,210																					
Total Developer/Contractor Return (£)													6,729,198																					
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)													7,214,012																					

Previous		Next		Summary Report 1				Print this report					
Site Name							Res7a VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res7a					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			9.05 hectares				300.00	26,810.1	943.9	1,277.5	29,031.5		
Gross Area			14.29 hectares	Market			195.00	18,248.1	943.9	1,030.6	20,222.7		
Net to Gross %			63.33%	Affordable			105.00	8,562.0	-	246.9	8,808.9		
Density			33.15 per net ha	% Affordable			35.00%						
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		300.00	180.00	-	-	15.00	68.25	-	-	-	36.75	-	
Total NIA exc garages & circ space (sq m)		26,810.1	16,478.1	-	-	1,770.0	5,361.0	-	-	-	3,200.9	-	
Garages (sq m)		943.9	894.2	-	-	49.7	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		27,754.0	17,372.3	-	-	1,819.7	5,361.0	-	-	-	3,200.9	-	
Tenure Split (by %)		60.00%	-	-	-	5.00%	22.75%	-	-	-	12.25%	-	
Sales Revenue (£)		87,521,610	64,132,765	-	-	7,233,282	7,353,938	-	-	-	8,801,625	-	
Average Revenue per unit (£)		291,739	356,293	-	-	482,219	107,750	-	-	-	239,500	-	
Average Revenue (£ per sq m) GIA		3,265	3,892	-	-	4,087	1,372	-	-	-	2,750	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		87,521,610											
Scheme Development Costs (£)													
Land (£)		3,000,900	210,000	per gross ha									
SDLT at prevailing rate (£)		139,545											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		52,516											
Land & associated fees Total (£)		3,192,961	223,440	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		42,948,200	25,464,275	-	-	2,971,054	9,747,918	-	-	-	4,764,952	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		28,088	17,459	-	-	1,820	5,608	-	-	-	3,201	-	
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)		42,948,200	25,464,275	-	-	2,971,054	9,747,918	-	-	-	4,764,952	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		3,112,532											
Biodiversity Net gain		356,400											
100% MKT dwgs M4(2) @ £1,400 per dwg		273,000											
95% of AH dwgs M4(2) @ £1,400		139,650											
5% of AH Houses M4(3)(2a) @ £138 per sqm		49,424											
5% of AH Flats M4(3)(2a) @ £122 per sqm		8,535											
s106 Standard		6,000,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		120,000											
-		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		10,064,541											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		2,140,981	1,923,983	-	-	216,998							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		52,500										34,125	-
Professional Fees Total (£)		2,767,216	1,527,857	-	-	368,587	584,875	-	-	-	285,897	-	
CIL (£)		2,996,323											
Total Development Costs (£)		64,162,722											
Development Period													
Development Period		5 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		87,521,610											
Land & associated Fees - inc in interest calc (£)		3,192,961											
Development Costs (£)		60,969,761											
Finance (£)		1,165,357											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		65,328,079											
Gross Residual Value inc land less finance (£)		22,193,531											
Total Developer/Contractor Return (£)		13,458,392											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		8,735,139											

Previous		Next		Summary Report 1				Print this report					
Site Name							ResBa VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	ResBa					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			24.35	hectares			800.00	71,493.5	2,517.1	3,406.8	77,417.4		
Gross Area			41.56	hectares	Market	520.00		48,661.6	2,517.1	2,748.4	53,927.1		
Net to Gross %			58.59%		Affordable	280.00		22,831.9	-	658.4	23,490.3		
Density			32.85	per net ha	% Affordable	35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		800.00	480.00	-	-	40.00	182.00	-	-	-	98.00	-	
Total NIA exc garages & circ space (sq m)		71,493.5	43,941.6	-	-	4,720.0	14,296.1	-	-	-	8,535.8	-	
Garages (sq m)		2,517.1	2,384.6	-	-	132.5	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		74,010.6	46,326.2	-	-	4,852.5	14,296.1	-	-	-	8,535.8	-	
Tenure Split (by %)		60.00%				5.00%						12.25%	
Sales Revenue (£)		233,390,959	171,020,707	-	-	19,288,752	19,610,500	-	-	-	23,471,000	-	
Average Revenue per unit (£)		291,739	356,293	-	-	482,219	107,750	-	-	-	239,500	-	
Average Revenue (£ per sq m) GIA		3,265	3,892	-	-	4,087	1,372	-	-	-	2,750	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		233,390,959											
Scheme Development Costs (£)													
Land (£)		8,727,600	210,000		per gross ha								
SDLT at prevailing rate (£)		425,880											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		152,733											
Land & associated fees Total (£)		9,306,213	223,922		per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		114,528,533	67,904,733	-	-	7,922,811	25,994,449	-	-	-	12,706,539	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		74,900	46,557	-	-	4,852	14,955	-	-	-	8,536	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		114,528,533	67,904,733	-	-	7,922,811	25,994,449	-	-	-	12,706,539	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		8,300,086											
Biodiversity Net gain		950,400											
100% MKT dwgs M4(2) @ £1,400 per dwg		728,000											
95% of AH dwgs M4(2) @ £1,400		372,400											
5% of AH Houses M4(3)(2a) @ £138 per sqm		131,796											
5% of AH Flats M4(3)(2a) @ £122 per sqm		22,759											
s106 Standard		16,000,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		320,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		26,830,441											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		5,709,284	5,130,621	-	-	578,663							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		140,000											
Professional Fees Total (£)		7,379,243	4,074,284	-	-	982,899	1,559,667	-	-	-	762,392	-	
CIL (£)		7,990,196											
Total Development Costs (£)		171,883,909											
Development Period													
Development Period		10 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		233,390,959											
Land & associated Fees - inc in interest calc (£)		9,306,213											
Development Costs (£)		162,577,696											
Finance (£)		3,649,886											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		175,533,795											
Gross Residual Value inc land less finance (£)		57,857,164											
Total Developer/Contractor Return (£)		35,889,045											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		21,968,119											

VA3 BLV2 30%AH

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3a VA: 3 : 30% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3a					
Summary Details													
Net Area		0.43	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.53	hectares	Market		15.00	1,406.3	52.2	52.2	1,510.6			
Net to Gross %		81.13%		Affordable		10.50	1,002.4	52.2	52.2	1,106.7			
Density		34.88	per net ha	% Affordable		4.50	403.9	-	-	403.9			
						30.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	10.50	-	-	-	2.93	-	-	-	1.58	-	
Total NIA exc garages & circ space (sq m)		1,406.3	1,002.4	-	-	-	265.3	-	-	-	138.6	-	
Garages (sq m)		52.2	52.2	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,458.5	1,054.6	-	-	-	265.3	-	-	-	138.6	-	
Tenure Split (by %)			70.00%				19.50%				10.50%		
Sales Revenue (£)		4,647,372	3,901,395	-	-	-	364,961	-	-	-	381,016	-	
Average Revenue per unit (£)		309,821	371,561	-	-	-	124,769	-	-	-	241,899	-	
Average Revenue (£ per sq m) GIA		3,305	3,892	-	-	-	1,376	-	-	-	2,749	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		4,647,372											
Scheme Development Costs (£)													
Land (£)		477,000	900,000	per gross ha									
SDLT at prevailing rate (£)		13,350											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		8,348											
Land & associated fees Total (£)		498,698	940,940	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,423,009	1,733,009	-	-	-	453,018	-	-	-	236,982	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,458	1,055	-	-	-	265	-	-	-	139	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,423,009	1,733,009	-	-	-	453,018	-	-	-	236,982	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		178,611											
Biodiversity Net gain		17,820											
100% MKT dwgs M4(2) @ £1,400 per dwg		14,700											
95% of AH dwgs M4(2) @ £1,400		5,985											
5% of AH Houses M4(3)(2a) @ £138 per sqm		2,787											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		60,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		290,904											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		117,042	117,042	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,250					1,463	-	-	-	788	-	
Professional Fees Total (£)		193,841	138,641	-	-	-	36,241	-	-	-	18,959	-	
CIL (£)		180,987											
Total Development Costs (£)		3,706,730											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Summary													
Revenue and Capital Contributions (£)		4,647,372											
Land & associated Fees - inc in interest calc (£)		498,698											
Development Costs (£)		3,208,032											
Finance (£)		130,811											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,837,542											
Gross Residual Value inc land less finance (£)		809,830											
Total Developer/Contractor Return (£)		727,503											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		82,327											

Previous		Next		Summary Report 1				Print this report														
Site Name							Res4a VA: 3 : 30% AH					Land and Developer Returns Assumptions										
Site Information												Land & associated costs included in cashflow										
Description												Developer & contractor returns excluded from cashflow										
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res4a										
Summary Details												Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)						
Net Area		0.86 hectares				30.00		2,812.6		101.8		101.8		3,016.3								
Gross Area		1.13 hectares		Market		21.00		2,004.8		101.8		101.8		2,208.5								
Net to Gross %		76.11%		Affordable		9.00		807.7		-		-		807.7								
Density		34.88 per net ha		% Affordable		30.00%																
Scheme Revenue												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00		19.50		-		-		1.50		5.85		-		-		3.15		-		
Total NIA exc garages & circ space (sq m)		2,812.6		1,827.8		-		-		177.0		530.5		-		-		277.2		-		
Garages (sq m)		101.8		96.9		-		-		5.0		-		-		-		-		-		
Total NIA inc garages exc circ space (sq m)		2,914.4		1,924.7		-		-		182.0		530.5		-		-		277.2		-		
Tenure Split (by %)		65.00%		-		-		5.00%		19.50%		-		-		-		10.50%		-		
Sales Revenue (£)		9,329,113		7,113,907		-		-		723,328		729,893		-		-		761,985		-		
Average Revenue per unit (£)		310,970		364,816		-		-		482,219		124,768		-		-		241,900		-		
Average Revenue (£ per sq m) GIA		3,317		3,892		-		-		4,087		1,376		-		-		2,749		-		
Capital Contributions (£)												0	-	-	-	-	-	-	-	-	-	-
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
0												-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)												-										
Total Revenue (£)		9,329,113																				
Scheme Development Costs (£)												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Land (£)		355,950		315,000 per gross ha																		
SDLT at prevailing rate (£)		7,298																				
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,229																				
Land & associated fees Total (£)		369,477		326,971 per gross ha																		
Build Cost (£) (inc garages)		4,858,970		3,162,662		-		-		316,373		906,002		-		-		473,934		-		
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		
Total GIA inc circ space & garages (sq m)		2,914		1,925		-		-		182		531		-		-		277		-		
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-		
Total Build Cost (£)		4,858,970		3,162,662		-		-		316,373		906,002		-		-		473,934		-		
Policy & Infrastructure Costs (£)												Total Site Infrastructure Costs	358,342	-	-	-	-	-	-	-	-	-
Biodiversity Net gain		35,640																				
100% MKT dwgs M4(2) @ £1,400 per dwg		29,400																				
95% of AH dwgs M4(2) @ £1,400		11,970																				
5% of AH Houses M4(3)(2a) @ £138 per sqm		5,573																				
5% of AH Flats M4(3)(2a) @ £122 per sqm		-																				
s106 Standard		120,000																				
Monitoring		5,000																				
Exe Estuary & Pebblebeds		12,000																				
Voids (older persons only)		-																				
s106 (PBSA only)		-																				
s106 (older persons only)		-																				
Total Policy & Infrastructure Costs (£)		577,925																				
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		235,117		213,417		-		-		21,700		-		-		-		-		-		
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		4,500										2,925		-		-		-		1,575		
Professional Fees Total (£)		402,675		253,013		-		-		39,267		72,480		-		-		-		37,915		
CIL (£)		330,318																				
Total Development Costs (£)		6,778,982																				
Development Period												6 Quarters										
Debit Interest Rate		7.50%																				
Credit Interest Rate		0.00%																				
Annual Discount Rate		0.00%																				
Revenue and Capital Contributions (£)		9,329,113																				
Land & associated Fees - inc in interest calc (£)		369,477																				
Development Costs (£)		6,409,505																				
Finance (£)		216,972																				
ADR Cost (£)		0																				
Total Dev Costs Inc Finance & ADR Costs (£)		6,995,954																				
Gross Residual Value inc land less finance (£)		2,333,159																				
Total Developer/Contractor Return (£)		1,461,029																				
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		872,130																				

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5a VA: 3 : 30% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res5a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	3.72 hectares			75.00	6,747.7	254.6	330.9	7,333.1		
		Gross Area	5.55 hectares		Market	52.50	4,913.0	254.6	278.0	5,445.5		
		Net to Gross %	66.97%		Affordable	22.50	1,834.7	-	52.9	1,887.6		
		Density	20.18 per net ha		% Affordable	30.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	48.75	-	-	3.75	14.63	-	-	-	7.88	-
Total NIA exc garages & circ space (sq m)		6,747.7	4,470.5	-	-	442.5	1,148.8	-	-	-	685.9	-
Garages (sq m)		254.6	242.2	-	-	12.4	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		7,002.3	4,712.6	-	-	454.9	1,148.8	-	-	-	685.9	-
Tenure Split (by %)			65.00%			5.00%	19.50%				10.50%	
Sales Revenue (£)		22,669,253	17,398,991	-	-	1,808,321	1,575,855	-	-	-	1,886,086	-
Average Revenue per unit (£)		302,256	356,902	-	-	482,219	107,750	-	-	-	239,500	-
Average Revenue (£ per sq m) GIA		3,360	3,892	-	-	4,087	1,372	-	-	-	2,750	-
Capital Contributions (£)												
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
Total Capital contributions (£)												
Total Revenue (£)		22,669,253										
Scheme Development Costs (£)												
Land (£)		1,748,250	315,000 per gross ha									
SDLT at prevailing rate (£)		76,913										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		30,594										
Land & associated fees Total (£)		1,855,757	334,371 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		11,063,019	7,115,383	-	-	766,589	2,127,441	-	-	-	1,053,606	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		7,079	4,736	-	-	455	1,202	-	-	-	686	-
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		11,063,019	7,115,383	-	-	766,589	2,127,441	-	-	-	1,053,606	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		816,555										
Biodiversity Net gain		89,100										
100% MKT dwgs M4(2) @ £1,400 per dwg		73,500										
95% of AH dwgs M4(2) @ £1,400		29,925										
5% of AH Houses M4(3)(2a) @ £138 per sqm		10,591										
5% of AH Flats M4(3)(2a) @ £122 per sqm		1,829										
s106 Standard		300,001										
Monitoring		5,000										
Exe Estuary & Pebblebeds		30,000										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,356,501										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		576,219	521,970	-	-	54,250						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		11,250					7,313	-	-	-	3,938	-
Professional Fees Total (£)		918,839	569,231	-	-	95,125	170,195	-	-	-	84,288	-
CIL (£)		812,790										
Total Development Costs (£)		16,594,375										
Development Period		3 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		22,669,253										
Land & associated Fees - inc in interest calc (£)		1,855,757										
Development Costs (£)		14,738,618										
Finance (£)		493,471										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		17,087,846										
Gross Residual Value inc land less finance (£)		5,581,406										
Total Developer/Contractor Return (£)		3,568,996										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		2,012,410										

Previous		Next		Summary Report 1				Print this report					
Site Name							Res6a VA: 3 : 30% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res6a					
Summary Details													
Net Area		3.72	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		5.55	hectares	Market		150.00	13,495.3	509.2	661.7	14,666.3			
Net to Gross %		66.97%		Affordable		105.00	9,825.9	509.2	555.9	10,891.0			
Density		40.36	per net ha	% Affordable		45.00	3,669.4	-	105.8	3,775.2			
						30.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		150.00	97.50	-	-	7.50	29.25	-	-	-	15.75	-	
Total NIA exc garages & circ space (sq m)		13,495.3	8,940.9	-	-	885.0	2,297.6	-	-	-	1,371.8	-	
Garages (sq m)		509.2	484.4	-	-	24.8	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		14,004.5	9,425.3	-	-	909.8	2,297.6	-	-	-	1,371.8	-	
Tenure Split (by %)			65.00%			5.00%	19.50%				10.50%		
Sales Revenue (£)		45,338,436	34,797,983	-	-	3,616,641	3,151,688	-	-	-	3,772,125	-	
Average Revenue per unit (£)		302,256	356,902	-	-	482,219	107,750	-	-	-	239,500	-	
Average Revenue (£ per sq m) GIA		3,360	3,892	-	-	4,087	1,372	-	-	-	2,750	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		45,338,436											
Scheme Development Costs (£)													
Land (£)		1,748,250	315,000	per gross ha									
SDLT at prevailing rate (£)		76,913											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		30,594											
Land & associated fees Total (£)		1,855,757	334,371	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		21,526,465	13,821,136	-	-	1,485,527	4,177,679	-	-	-	2,042,122	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		14,157	9,472	-	-	910	2,403	-	-	-	1,372	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		21,526,465	13,821,136	-	-	1,485,527	4,177,679	-	-	-	2,042,122	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		1,557,514											
Biodiversity Net gain		178,200											
100% MKT dwgs M4(2) @ £1,400 per dwg		147,000											
95% of AH dwgs M4(2) @ £1,400		59,850											
5% of AH Houses M4(3)(2a) @ £138 per sqm		21,182											
5% of AH Flats M4(3)(2a) @ £122 per sqm		3,658											
s106 Standard		600,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		60,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		2,632,404											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,152,439	1,043,939	-	-	108,499							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		22,500											
Professional Fees Total (£)		1,386,750	829,268	-	-	184,294	250,661	-	-	-	122,527	-	
CIL (£)		1,625,580											
Total Development Costs (£)		30,201,895											
Development Period													
Development Period		5 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Summary													
Revenue and Capital Contributions (£)		45,338,436											
Land & associated Fees - inc in interest calc (£)		1,855,757											
Development Costs (£)		28,346,138											
Finance (£)		561,746											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		30,763,641											
Gross Residual Value inc land less finance (£)		14,574,795											
Total Developer/Contractor Return (£)		7,137,988											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		7,436,807											

Previous		Next		Summary Report 1				Print this report															
Site Name							Res7a VA: 3 : 30% AH					Land and Developer Returns Assumptions											
Site Information												Land & associated costs included in cashflow											
Description												Developer & contractor returns excluded from cashflow											
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res7a											
Summary Details							Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)								
Net Area		9.05 hectares		Market		300.00		26,990.6		1,018.4		1,323.5		29,332.5									
Gross Area		14.29 hectares		Affordable		210.00		19,651.8		1,018.4		1,111.8		21,782.1									
Net to Gross %		63.33%		% Affordable		90.00		7,338.8		-		211.6		7,550.5									
Density		33.15 per net ha				30.00%																	
Scheme Revenue																							
		Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Total No of Units		300.00		195.00		-		-		15.00		58.50		-		-		-		31.50		-	
Total NIA exc garages & circ space (sq m)		26,990.6		17,881.8		-		-		1,770.0		4,595.2		-		-		-		2,743.7		-	
Garages (sq m)		1,018.4		968.8		-		-		49.7		-		-		-		-		-		-	
Total NIA inc garages exc circ space (sq m)		28,009.1		18,850.6		-		-		1,819.7		4,595.2		-		-		-		2,743.7		-	
Tenure Split (by %)		65.00%		-		-		5.00%		19.50%		-		-		-		-		10.50%		-	
Sales Revenue (£)		90,676,873		69,595,966		-		-		7,233,282		6,303,375		-		-		-		7,544,250		-	
Average Revenue per unit (£)		302,256		356,902		-		-		482,219		107,750		-		-		-		239,500		-	
Average Revenue (£ per sq m) GIA		3.360		3.892		-		-		4.087		1.372		-		-		-		2.750		-	
Capital Contributions (£)																							
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
0		-																					
Total Capital contributions (£)		-																					
Total Revenue (£)		90,676,873																					
Scheme Development Costs (£)																							
Land (£)		4,501,350		315,000 per gross ha																			
SDLT at prevailing rate (£)		214,568																					
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		78,774																					
Land & associated fees Total (£)		4,794,692		335,528 per gross ha																			
		Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Build Cost (£) (inc garages)		43,052,930		27,642,273		-		-		2,971,054		8,355,359		-		-		-		4,084,245		-	
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-	
Total GIA inc circ space & garages (sq m)		28,314		18,944		-		-		1,820		4,807		-		-		-		2,744		-	
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-	
Total Build Cost (£)		43,052,930		27,642,273		-		-		2,971,054		8,355,359		-		-		-		4,084,245		-	
Policy & Infrastructure Costs (£)																							
Total Site Infrastructure Costs		3,115,029																					
Biodiversity Net gain		356,400																					
100% MKT dwgs M4(2) @ £1,400 per dwg		294,000																					
95% of AH dwgs M4(2) @ £1,400		119,700																					
5% of AH Houses M4(3)(2a) @ £138 per sqm		42,363																					
5% of AH Flats M4(3)(2a) @ £122 per sqm		7,315																					
s106 Standard		6,000,000																					
Monitoring		5,000																					
Exe Estuary & Pebblebeds		120,000																					
Voids (older persons only)		-																					
s106 (PBSA only)		-																					
s106 (older persons only)		-																					
Total Policy & Infrastructure Costs (£)		10,059,807																					
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		2,304,877		2,087,879		-		-		216,998													
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		45,000										29,250		-		-		-		15,750		-	
Professional Fees Total (£)		2,773,500		1,658,536		-		-		368,587		501,322		-		-		-		245,055		-	
CIL (£)		3,251,160																					
Total Development Costs (£)		66,281,967																					
Development Period		5 Years																					
Debit Interest Rate		6.50%																					
Credit Interest Rate		0.00%																					
Annual Discount Rate		0.00%																					
Revenue and Capital Contributions (£)		90,676,873																					
Land & associated Fees - inc in interest calc (£)		4,794,692																					
Development Costs (£)		61,487,275																					
Finance (£)		1,343,763																					
ADR Cost (£)		0																					
Total Dev Costs Inc Finance & ADR Costs (£)		67,625,729																					
Gross Residual Value inc land less finance (£)		23,051,143																					
Total Developer/Contractor Return (£)		14,275,976																					
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		8,775,168																					

Previous		Next		Summary Report 1				Print this report				
Site Name		ResBa VA: 3 : 30% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		25/10/2024	Updated		Compiled by	TM	Reference	ResBa				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	24.35	hectares		800.00	71,975.0	2,715.8	3,529.2	78,220.1		
		Gross Area	41.56	hectares	Market	560.00	52,404.8	2,715.8	2,964.9	58,085.5		
		Net to Gross %	58.59%		Affordable	240.00	19,570.2	-	564.4	20,134.6		
		Density	32.85	per net ha	% Affordable	30.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		800.00	520.00	-	-	40.00	156.00	-	-	-	84.00	-
Total NIA exc garages & circ space (sq m)		71,975.0	47,684.8	-	-	4,720.0	12,253.8	-	-	-	7,316.4	-
Garages (sq m)		2,715.8	2,583.4	-	-	132.5	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		74,690.8	50,268.2	-	-	4,852.5	12,253.8	-	-	-	7,316.4	-
Tenure Split (by %)			65.00%			5.00%	19.50%				10.50%	
Sales Revenue (£)		241,804,994	185,589,242	-	-	19,288,752	16,809,000	-	-	-	20,118,000	-
Average Revenue per unit (£)		302,256	356,902	-	-	482,219	107,750	-	-	-	239,500	-
Average Revenue (£ per sq m) GIA		3.360	3.892	-	-	4.087	1.372	-	-	-	2.750	-
Capital Contributions (£)												
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
Total Capital contributions (£)												
Total Revenue (£)		241,804,994										
Scheme Development Costs (£)												
Land (£)		13,091,400	315,000		per gross ha							
SDLT at prevailing rate (£)		644,070										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		229,100										
Land & associated fees Total (£)		13,964,570	336,010		per gross ha							
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		114,807,814	73,712,728	-	-	7,922,811	22,280,957	-	-	-	10,891,319	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		75,504	50,517	-	-	4,852	12,818	-	-	-	7,316	-
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		114,807,814	73,712,728	-	-	7,922,811	22,280,957	-	-	-	10,891,319	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		8,306,744										
Biodiversity Net gain		950,400										
100% MKT dwgs M4(2) @ £1,400 per dwg		784,000										
95% of AH dwgs M4(2) @ £1,400		319,200										
5% of AH Houses M4(3)(2a) @ £138 per sqm		112,968										
5% of AH Flats M4(3)(2a) @ £122 per sqm		19,508										
s106 Standard		16,000,000										
Monitoring		5,000										
Exe Estuary & Pebblebeds		320,000										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		26,817,820										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		6,146,340	5,567,677	-	-	578,663						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		120,000										
Professional Fees Total (£)		7,396,000	4,422,764	-	-	982,899	1,336,857	-	-	-	653,479	-
CIL (£)		8,669,761										
Total Development Costs (£)		177,922,305										
Development Period		10 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		241,804,994										
Land & associated Fees - inc in interest calc (£)		13,964,570										
Development Costs (£)		163,957,735										
Finance (£)		4,696,753										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		182,619,058										
Gross Residual Value inc land less finance (£)		59,185,935										
Total Developer/Contractor Return (£)		38,069,269										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		21,116,667										

VA5 BLV1 25%AH

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Summary Report 1

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Site Name	Res1a VA: 5 : 0% AH							Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	25/10/2024	Updated		Compiled by	TM	Reference	Res1a				

Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.13	hectares		3.00	354.0	14.9	14.9	383.8
Gross Area	0.13	hectares	Market	3.00	354.0	14.9	14.9	383.8
Net to Gross %	100.00%		Affordable	-	-	-	-	-
Density	23.08	per net ha	% Affordable	0.00%				

Scheme Revenue											
	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units	3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	354.0	354.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	14.9	14.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	368.9	368.9	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	1,180,944	1,180,944	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)	393,648	393,648	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA	3.336	3.336	-	-	-	-	-	-	-	-	-
Capital Contributions (£)											
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
Total Capital contributions (£)	-	-									
Total Revenue (£)	1,180,944										

Scheme Development Costs (£)		
Land (£)	78,000	600,000 per gross ha
SDLT at prevailing rate (£)	-	
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	1,365	
Land & associated fees Total (£)	79,365	610,500 per gross ha

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)	667,608	667,608	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	369	369	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)	-	-									
Total Build Cost (£)	667,608	667,608	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	50,591										
Biodiversity Net gain	3,564										
100% MKT dwgs M4(2) @ £1,400 per dwg	4,200										
95% of AH dwgs M4(2) @ £1,400	-										
5% of AH Houses M4(3)(2a) @ £138 per sqm	-										
5% of AH Flats M4(3)(2a) @ £122 per sqm	-										
s106 Standard	12,000										
Monitoring	800										
Exe Estuary & Pebblebeds	1,200										
	-										
Voids (older persons only)	-										
s106 (PBSA only)	-										
s106 (older persons only)	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	72,355										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	35,428	35,428	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-									
Professional Fees Total (£)	66,761	66,761	-	-	-	-	-	-	-	-	-
CIL (£)	63,311										
Total Development Costs (£)	984,828										

Development Period	1 Year
Debit Interest Rate	7.50%
Credit Interest Rate	0.00%
Annual Discount Rate	0.00%
Revenue and Capital Contributions (£)	1,180,944
Land & associated Fees - inc in interest calc (£)	79,365
Development Costs (£)	905,463
Finance (£)	35,875
ADR Cost (£)	0
Total Dev Costs Inc Finance & ADR Costs (£)	1,020,703
Gross Residual Value inc land less finance (£)	160,241
Total Developer/Contractor Return (£)	206,665
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	-46,424

Previous		Next		Summary Report 1				Print this report					
Site Name							Res1b VA: 5 : 0% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res1b					
Summary Details													
Net Area		0.13	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.13	hectares	Market		3.00	354.0	14.9	14.9	383.8			
Net to Gross %		100.00%		Affordable		-	-	-	-	-			
Density		23.08	per net ha	% Affordable		0.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)		354.0	354.0	-	-	-	-	-	-	-	-	-	
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		368.9	368.9	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)			100.00%										
Sales Revenue (£)		1,180,944	1,180,944	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)		393,648	393,648	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA		3.336	3.336	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		1,180,944											
Scheme Development Costs (£)													
Land (£)		71,500	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,251											
Land & associated fees Total (£)		72,751	559,623	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		369	369	-	-	-	-	-	-	-	-	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		667,608	667,608	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		50,591											
Biodiversity Net gain		963											
100% MKT dwgs M4(2) @ £1,400 per dwg		4,200											
95% of AH dwgs M4(2) @ £1,400		-											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		12,000											
Monitoring		-											
Exe Estuary & Pebblebeds		1,200											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
Total Policy & Infrastructure Costs (£)		68,954											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		35,428	35,428	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-											
Professional Fees Total (£)		66,761	66,761	-	-	-	-	-	-	-	-	-	
CIL (£)		63,311											
Total Development Costs (£)		974,813											
Development Period													
Development Period		1 Year											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		1,180,944											
Land & associated Fees - inc in interest calc (£)		72,751											
Development Costs (£)		902,062											
Finance (£)		35,411											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		1,010,223											
Gross Residual Value inc land less finance (£)		170,721											
Total Developer/Contractor Return (£)		206,665											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-35,945											

Previous		Next		Summary Report 1				Print this report				
Site Name							Res2a VA: 5 : 0% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res2a				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.34	hectares			8.00	944.0	39.7	39.7	1,023.5		
Gross Area		0.34	hectares	Market		8.00	944.0	39.7	39.7	1,023.5		
Net to Gross %		100.00%		Affordable		-	-	-	-	-		
Density		23.53	per net ha	% Affordable		0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		944.0	944.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		983.7	983.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		3,149,184	3,149,184	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		393,648	393,648	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3.336	3.336	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		3,149,184										
Scheme Development Costs (£)												
Land (£)		204,000	600,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,570										
Land & associated fees Total (£)		207,570	610,500	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		984	984	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		128,512										
Biodiversity Net gain		9,504										
100% MKT dwgs M4(2) @ £1,400 per dwg		11,200										
95% of AH dwgs M4(2) @ £1,400		-										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard		32,000										
Monitoring		800										
Exe Estuary & Pebblebeds		3,200										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
Total Policy & Infrastructure Costs (£)		185,216										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		94,476	94,476	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		169,910	169,910	-	-	-	-	-	-	-	-	-
CIL (£)		168,830										
Total Development Costs (£)		2,525,096										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,149,184										
Land & associated Fees - inc in interest calc (£)		207,570										
Development Costs (£)		2,317,526										
Finance (£)		91,794										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		2,616,891										
Gross Residual Value inc land less finance (£)		532,293										
Total Developer/Contractor Return (£)		551,107										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-18,814										

Previous		Next		Summary Report 1				Print this report				
Site Name							Res2b VA: 5 : 0% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res2b				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.34	hectares			8.00	944.0	39.7	39.7	1,023.5		
Gross Area		0.34	hectares	Market		8.00	944.0	39.7	39.7	1,023.5		
Net to Gross %		100.00%		Affordable		-	-	-	-	-		
Density		23.53	per net ha	% Affordable		0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		944.0	944.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		983.7	983.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		3,149,184	3,149,184	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		393,648	393,648	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3.336	3.336	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		3,149,184										
Scheme Development Costs (£)												
Land (£)		187,000	550,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,273										
Land & associated fees Total (£)		190,273	559,626	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		984	984	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		1,699,095	1,699,095	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		128,512										
Biodiversity Net gain		2,568										
100% MKT dwgs M4(2) @ £1,400 per dwg		11,200										
95% of AH dwgs M4(2) @ £1,400		-										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard		32,000										
Monitoring		800										
Exe Estuary & Pebblebeds		3,200										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		178,280										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		94,476	94,476	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		169,910	169,910	-	-	-	-	-	-	-	-	-
CIL (£)		168,830										
Total Development Costs (£)		2,500,863										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,149,184										
Land & associated Fees - inc in interest calc (£)		190,273										
Development Costs (£)		2,310,590										
Finance (£)		90,575										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		2,591,438										
Gross Residual Value inc land less finance (£)		557,746										
Total Developer/Contractor Return (£)		551,107										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		6,639										

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3a VA: 5 : 25% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3a					
Summary Details													
Net Area		0.43	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.53	hectares	Market		15.00	1,410.6	55.9	55.9	1,522.4			
Net to Gross %		81.13%		Affordable		11.25	1,074.0	55.9	55.9	1,185.8			
Density		34.88	per net ha	% Affordable		3.75	336.6	-	-	336.6			
						25.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	11.25	-	-	-	2.44	-	-	-	1.31	-	
Total NIA exc garages & circ space (sq m)		1,410.6	1,074.0	-	-	-	221.1	-	-	-	115.5	-	
Garages (sq m)		55.9	55.9	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,466.5	1,129.9	-	-	-	221.1	-	-	-	115.5	-	
Tenure Split (by %)			75.00%				16.25%				8.75%		
Sales Revenue (£)		4,159,199	3,582,914	-	-	-	304,134	-	-	-	272,150	-	
Average Revenue per unit (£)		277,278	318,481	-	-	-	124,768	-	-	-	207,353	-	
Average Revenue (£ per sq m) GIA		2,949	3,336	-	-	-	1,376	-	-	-	2,356	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		4,159,199											
Scheme Development Costs (£)													
Land (£)		318,000	600,000	per gross ha									
SDLT at prevailing rate (£)		5,400											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,565											
Land & associated fees Total (£)		328,965	620,689	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,431,786	1,856,796	-	-	-	377,516	-	-	-	197,474	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,466	1,130	-	-	-	221	-	-	-	116	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,431,786	1,856,796	-	-	-	377,516	-	-	-	197,474	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		179,155											
Biodiversity Net gain		17,820											
100% MKT dwgs M4(2) @ £1,400 per dwg		15,750											
95% of AH dwgs M4(2) @ £1,400		4,988											
5% of AH Houses M4(3)(2a) @ £138 per sqm		2,322											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		291,035											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		107,487	107,487	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,875					1,219	-	-	-	656	-	
Professional Fees Total (£)		194,543	148,544	-	-	-	30,201	-	-	-	15,798	-	
CIL (£)		193,914											
Total Development Costs (£)		3,549,605											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		4,159,199											
Land & associated Fees - inc in interest calc (£)		328,965											
Development Costs (£)		3,220,640											
Finance (£)		125,405											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,675,010											
Gross Residual Value inc land less finance (£)		484,188											
Total Developer/Contractor Return (£)		661,587											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-177,399											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3b VA: 5 : 25% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3b					
Summary Details													
Net Area		0.43	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.53	hectares	Market		15.00	1,410.6	55.9	55.9	1,522.4			
Net to Gross %		81.13%		Affordable		11.25	1,074.0	55.9	55.9	1,185.8			
Density		34.88	per net ha	% Affordable		3.75	336.6	-	-	336.6			
						25.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	11.25	-	-	-	2.44	-	-	-	1.31	-	
Total NIA exc garages & circ space (sq m)		1,410.6	1,074.0	-	-	-	221.1	-	-	-	115.5	-	
Garages (sq m)		55.9	55.9	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,466.5	1,129.9	-	-	-	221.1	-	-	-	115.5	-	
Tenure Split (by %)			75.00%				16.25%				8.75%		
Sales Revenue (£)		4,159,199	3,582,914	-	-	-	304,134	-	-	-	272,150	-	
Average Revenue per unit (£)		277,278	318,481	-	-	-	124,768	-	-	-	207,353	-	
Average Revenue (£ per sq m) GIA		2,949	3,336	-	-	-	1,376	-	-	-	2,356	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		4,159,199											
Scheme Development Costs (£)													
Land (£)		291,500	550,000	per gross ha									
SDLT at prevailing rate (£)		4,075											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,101											
Land & associated fees Total (£)		300,676	567,313	per gross ha									
Scheme Development Costs (£) - Detailed													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,431,786	1,856,796	-	-	-	377,516	-	-	-	197,474	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,466	1,130	-	-	-	221	-	-	-	116	-	
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)		2,431,786	1,856,796	-	-	-	377,516	-	-	-	197,474	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		179,155											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		15,750											
95% of AH dwgs M4(2) @ £1,400		4,988											
5% of AH Houses M4(3)(2a) @ £138 per sqm		2,322											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
-		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		278,030											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		107,487	107,487	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,875					1,219	-	-	-	656	-	
Professional Fees Total (£)		194,543	148,544	-	-	-	30,201	-	-	-	15,798	-	
CIL (£)		193,914											
Total Development Costs (£)		3,508,311											
Development Period: 5 Quarters													
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Summary of Costs and Returns													
Revenue and Capital Contributions (£)		4,159,199											
Land & associated Fees - inc in interest calc (£)		300,676											
Development Costs (£)		3,207,635											
Finance (£)		122,608											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,630,919											
Gross Residual Value inc land less finance (£)		528,280											
Total Developer/Contractor Return (£)		661,587											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-133,307											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3c VA: 5 : 25% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3c					
Summary Details													
Net Area		0.10	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.10	hectares	Market		15.00	928.5	-	163.9	1,092.4			
Net to Gross %		100.00%		Affordable		11.25	708.8	-	125.1	833.8			
Density		150.00	per net ha	% Affordable		3.75	219.8	-	38.8	258.5			
						25.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	11.25	-	-	-	2.44	-	-	-	1.31	-	
Total NIA exc garages & circ space (sq m)		928.5	708.8	-	-	-	142.8	-	-	-	76.9	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		928.5	708.8	-	-	-	142.8	-	-	-	76.9	-	
Tenure Split (by %)			75.00%				16.25%				8.75%		
Sales Revenue (£)		2,737,964	2,364,390	-	-	-	194,049	-	-	-	179,525	-	
Average Revenue per unit (£)		182,531	210,168	-	-	-	79,610	-	-	-	136,781	-	
Average Revenue (£ per sq m) GIA		2,949	3,336	-	-	-	1,359	-	-	-	2,334	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		2,737,964											
Scheme Development Costs (£)													
Land (£)		55,000	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		963											
Land & associated fees Total (£)		55,963	559,630	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,719,575	2,075,890	-	-	-	418,394	-	-	-	225,291	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,092	834	-	-	-	168	-	-	-	90	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,719,575	2,075,890	-	-	-	418,394	-	-	-	225,291	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		197,064											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		15,750											
95% of AH dwgs M4(2) @ £1,400		4,988											
5% of AH Houses M4(3)(2a) @ £138 per sqm		-											
5% of AH Flats M4(3)(2a) @ £122 per sqm		1,340											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		294,957											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		70,932	70,932	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,875					1,219	-	-	-	656	-	
Professional Fees Total (£)		217,566	166,071	-	-	-	33,472	-	-	-	18,023	-	
CIL (£)		143,101											
Total Development Costs (£)		3,503,969											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		2,737,964											
Land & associated Fees - inc in interest calc (£)		55,963											
Development Costs (£)		3,448,006											
Finance (£)		156,324											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,660,293											
Gross Residual Value inc land less finance (£)		-922,330											
Total Developer/Contractor Return (£)		436,183											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-1,358,512											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res3d VA: 5 : 25% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res3d					
Summary Details													
Net Area		0.30	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.34	hectares	Market		15.00	1,185.5	55.9	77.2	1,318.6			
Net to Gross %		89.55%		Affordable		11.25	876.4	55.9	68.4	1,000.7			
Density		50.00	per net ha	% Affordable		3.75	309.2	-	8.8	318.0			
						25.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		15.00	11.25	-	-	-	2.44	-	-	-	1.31	-	
Total NIA exc garages & circ space (sq m)		1,185.5	876.4	-	-	-	193.7	-	-	-	115.5	-	
Garages (sq m)		55.9	55.9	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		1,241.4	932.3	-	-	-	193.7	-	-	-	115.5	-	
Tenure Split (by %)			75.00%				16.25%				8.75%		
Sales Revenue (£)		3,461,305	2,923,587	-	-	-	265,568	-	-	-	272,150	-	
Average Revenue per unit (£)		230,754	259,874	-	-	-	108,951	-	-	-	207,353	-	
Average Revenue (£ per sq m) GIA		2,920	3,336	-	-	-	1,371	-	-	-	2,356	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		3,461,305											
Scheme Development Costs (£)													
Land (£)		184,250	550,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,224											
Land & associated fees Total (£)		187,474	559,624	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		2,212,057	1,619,465	-	-	-	395,118	-	-	-	197,474	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		1,263	945	-	-	-	202	-	-	-	116	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		2,212,057	1,619,465	-	-	-	395,118	-	-	-	197,474	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		163,722											
Biodiversity Net gain		4,815											
100% MKT dwgs M4(2) @ £1,400 per dwg		15,750											
95% of AH dwgs M4(2) @ £1,400		4,988											
5% of AH Houses M4(3)(2a) @ £138 per sqm		1,788											
5% of AH Flats M4(3)(2a) @ £122 per sqm		305											
s106 Standard		60,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		6,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		262,368											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		87,708	87,708	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,875					1,219	-	-	-	656	-	
Professional Fees Total (£)		176,965	129,557	-	-	-	31,609	-	-	-	15,798	-	
CIL (£)		162,142											
Total Development Costs (£)		3,090,589											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		3,461,305											
Land & associated Fees - inc in interest calc (£)		187,474											
Development Costs (£)		2,903,115											
Finance (£)		109,314											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		3,199,903											
Gross Residual Value inc land less finance (£)		261,402											
Total Developer/Contractor Return (£)		543,891											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-282,488											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res4a VA: 5 : 25% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4a					
Summary Details													
Net Area		0.86	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		1.13	hectares	Market		30.00	2,821.2	109.3	109.3	3,039.8			
Net to Gross %		76.11%		Affordable		22.50	2,148.0	109.3	109.3	2,366.6			
Density		34.88	per net ha	% Affordable		7.50	673.1	-	-	673.1			
						25.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		30.00	21.00	-	-	1.50	4.88	-	-	-	2.63	-	
Total NIA exc garages & circ space (sq m)		2,821.2	1,971.0	-	-	177.0	442.1	-	-	-	231.0	-	
Garages (sq m)		109.3	104.3	-	-	5.0	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,930.5	2,075.4	-	-	182.0	442.1	-	-	-	231.0	-	
Tenure Split (by %)			70.00%			5.00%	16.25%				8.75%		
Sales Revenue (£)		8,347,924	6,575,356	-	-	619,996	608,258	-	-	-	544,314	-	
Average Revenue per unit (£)		278,262	313,112	-	-	413,330	124,768	-	-	-	207,350	-	
Average Revenue (£ per sq m) GIA		2,959	3,336	-	-	3,503	1,376	-	-	-	2,356	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		8,347,924											
Scheme Development Costs (£)													
Land (£)		237,300	210,000	per gross ha									
SDLT at prevailing rate (£)		-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,153											
Land & associated fees Total (£)		241,453	213,675	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		4,876,585	3,410,235	-	-	316,373	755,018	-	-	-	394,959	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,930	2,075	-	-	182	442	-	-	-	231	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		4,876,585	3,410,235	-	-	316,373	755,018	-	-	-	394,959	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		359,434											
Biodiversity Net gain		35,640											
100% MKT dwgs M4(2) @ £1,400 per dwg		31,500											
95% of AH dwgs M4(2) @ £1,400		9,975											
5% of AH Houses M4(3)(2a) @ £138 per sqm		4,645											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		120,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		12,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		578,195											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		215,861	197,261	-	-	18,600							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,750					2,438	-	-	-	1,313	-	
Professional Fees Total (£)		404,084	272,819	-	-	39,267	60,401	-	-	-	31,597	-	
CIL (£)		356,173											
Total Development Costs (£)		6,676,101											
Development Period													
Development Period		6 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		8,347,924											
Land & associated Fees - inc in interest calc (£)		241,453											
Development Costs (£)		6,434,648											
Finance (£)		216,787											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		6,892,888											
Gross Residual Value inc land less finance (£)		1,455,035											
Total Developer/Contractor Return (£)		1,328,341											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		126,694											

Previous		Next		Summary Report 1				Print this report																										
Site Name							Res4b VA: 5 : 25% AH					Land and Developer Returns Assumptions																						
Site Information												Land & associated costs included in cashflow																						
Description												Developer & contractor returns excluded from cashflow																						
Date		25/10/2024		Updated				Compiled by		TM		Reference		Res4b																				
Summary Details													Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)													
Net Area		0.86		hectares				30.00		2,821.2		109.3		109.3		3,039.8																		
Gross Area		1.13		hectares		Market		22.50		2,148.0		109.3		109.3		2,366.6																		
Net to Gross %		76.11%				Affordable		7.50		673.1		-		-		673.1																		
Density		34.88		per net ha		% Affordable		25.00%																										
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Total No of Units		30.00		21.00		-		-		1.50		4.88		-		-		-		2.63		-												
Total NIA exc garages & circ space (sq m)		2,821.2		1,971.0		-		-		177.0		442.1		-		-		-		231.0		-												
Garages (sq m)		109.3		104.3		-		-		5.0		-		-		-		-		-		-												
Total NIA inc garages exc circ space (sq m)		2,930.5		2,075.4		-		-		182.0		442.1		-		-		-		231.0		-												
Tenure Split (by %)		-		70.00%		-		-		5.00%		16.25%		-		-		-		8.75%		-												
Sales Revenue (£)		8,347,924		6,575,356		-		-		619,996		608,258		-		-		-		544,314		-												
Average Revenue per unit (£)		278,262		313,112		-		-		413,330		124,768		-		-		-		207,350		-												
Average Revenue (£ per sq m) GIA		2,959		3,336		-		-		3,503		1,376		-		-		-		2,356		-												
Capital Contributions (£)													0		0		0		0		0		0		0		0		0		0			
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-			
Total Revenue (£)													8,347,924																					
Scheme Development Costs (£)													Land (£)		621,500		550,000		per gross ha															
SDLT at prevailing rate (£)													20,575																					
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)													10,876																					
Land & associated fees Total (£)													652,951		577,833		per gross ha																	
													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Build Cost (£) (inc garages)		4,876,585		3,410,235		-		-		316,373		755,018		-		-		-		394,959		-												
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-												
Total GIA inc circ space & garages (sq m)		2,930		2,075		-		-		182		442		-		-		-		231		-												
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-												
Total Build Cost (£)		4,876,585		3,410,235		-		-		316,373		755,018		-		-		-		394,959		-												
Policy & Infrastructure Costs (£)													Total Site Infrastructure Costs		359,434																			
Biodiversity Net gain													9,630																					
100% MKT dwgs M4(2) @ £1,400 per dwg													31,500																					
95% of AH dwgs M4(2) @ £1,400													9,975																					
5% of AH Houses M4(3)(2a) @ £138 per sqm													4,645																					
5% of AH Flats M4(3)(2a) @ £122 per sqm													-																					
s106 Standard													120,001																					
Monitoring													5,000																					
Exe Estuary & Pebblebeds													12,000																					
Voids (older persons only)													-																					
s106 (PBSA only)													-																					
s106 (older persons only)													-																					
Total Policy & Infrastructure Costs (£)													552,185																					
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		215,861		197,261		-		-		18,600																								
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,750										2,438		-		-		-		1,313		-												
Professional Fees Total (£)		404,084		272,819		-		-		39,267		60,401		-		-		-		31,597		-												
CIL (£)													356,173																					
Total Development Costs (£)													7,061,589																					
Development Period													6		Quarters																			
Debit Interest Rate													7.50%																					
Credit Interest Rate													0.00%																					
Annual Discount Rate													0.00%																					
Revenue and Capital Contributions (£)		8,347,924																																
Land & associated Fees - inc in interest calc (£)		652,951																																
Development Costs (£)		6,408,638																																
Finance (£)		254,169																																
ADR Cost (£)		0																																
Total Dev Costs Inc Finance & ADR Costs (£)		7,315,758																																
Gross Residual Value inc land less finance (£)		1,032,166																																
Total Developer/Contractor Return (£)		1,328,341																																
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-296,175																																

Previous		Next		Summary Report 1				Print this report				
Site Name							Res4c VA: 5 : 25% AH		Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res4c				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area			0.20	hectares		30.00	1,857.0	-	327.7	2,184.7		
Gross Area			0.20	hectares	Market	22.50	1,417.5	-	250.1	1,667.6		
Net to Gross %			100.00%		Affordable	7.50	439.5	-	77.6	517.1		
Density			150.00	per net ha	% Affordable	25.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	22.50	-	-	-	4.88	-	-	-	2.63	-
Total NIA exc garages & circ space (sq m)		1,857.0	1,417.5	-	-	-	285.7	-	-	-	153.8	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,857.0	1,417.5	-	-	-	285.7	-	-	-	153.8	-
Tenure Split (by %)			75.00%				16.25%				8.75%	
Sales Revenue (£)		5,475,948	4,728,780	-	-	-	388,107	-	-	-	359,062	-
Average Revenue per unit (£)		182,530	210,168	-	-	-	79,610	-	-	-	136,780	-
Average Revenue (£ per sq m) GIA		2,949	3,336	-	-	-	1,359	-	-	-	2,334	-
Capital Contributions (£)												
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
0		-	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		5,475,948										
Scheme Development Costs (£)												
Land (£)		110,000	550,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,925										
Land & associated fees Total (£)		111,925	559,625	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		5,439,186	4,151,780	-	-	-	836,809	-	-	-	450,597	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,185	1,668	-	-	-	336	-	-	-	181	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		5,439,186	4,151,780	-	-	-	836,809	-	-	-	450,597	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		394,130										
Biodiversity Net gain		9,630										
100% MKT dwgs M4(2) @ £1,400 per dwg		31,500										
95% of AH dwgs M4(2) @ £1,400		9,975										
5% of AH Houses M4(3)(2a) @ £138 per sqm		-										
5% of AH Flats M4(3)(2a) @ £122 per sqm		2,681										
s106 Standard		120,001										
Monitoring		5,000										
Exe Estuary & Pebblebeds		12,000										
		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		584,917										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		141,863	141,863	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,750				2,438	-	-	-	-	1,313	-
Professional Fees Total (£)		435,135	332,142	-	-	-	66,945	-	-	-	36,048	-
CIL (£)		286,202										
Total Development Costs (£)		7,002,978										
Development Period: 6 Quarters												
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		5,475,948										
Land & associated Fees - inc in interest calc (£)		111,925										
Development Costs (£)		6,891,053										
Finance (£)		332,180										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		7,335,159										
Gross Residual Value inc land less finance (£)		-1,859,210										
Total Developer/Contractor Return (£)		872,367										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-2,731,577										

Previous		Next		Summary Report 1				Print this report																					
Site Name							Res4d VA: 5 : 25% AH					Land and Developer Returns Assumptions																	
Site Information												Land & associated costs included in cashflow																	
Description												Developer & contractor returns excluded from cashflow																	
Date		25/10/2024		Updated		Compiled by		TM		Reference		Res4d																	
Summary Details												Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)													
Net Area		0.60 hectares				30.00		2,371.1		109.3		151.9		2,632.3															
Gross Area		0.67 hectares		Market		22.50		1,752.8		109.3		134.3		1,996.4															
Net to Gross %		89.55%		Affordable		7.50		618.3		-		17.6		636.0															
Density		50.00 per net ha		% Affordable		25.00%																							
Scheme Revenue												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected							
Total No of Units		30.00		21.00		-		-		1.50		4.88		-		2.63		-											
Total NIA exc garages & circ space (sq m)		2,371.1		1,626.8		-		-		126.0		387.3		-		231.0		-											
Garages (sq m)		109.3		104.3		-		-		5.0		-		-		-		-											
Total NIA inc garages exc circ space (sq m)		2,480.4		1,731.1		-		-		131.0		387.3		-		231.0		-											
Tenure Split (by %)		70.00%		-		-		5.00%		16.25%		-		-		8.75%		-											
Sales Revenue (£)		6,943,647		5,426,838		-		-		441,353		531,142		-		544,314		-											
Average Revenue per unit (£)		231,453		258,421		-		-		294,235		108,950		-		207,350		-											
Average Revenue (£ per sq m) GIA		2,928		3,336		-		-		3,503		1,371		-		2,356		-											
Capital Contributions (£)												0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Total Capital contributions (£)		-		-		-		-		-		-		-		-		-											
Total Revenue (£)		6,943,647																											
Scheme Development Costs (£)												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected							
Land (£)		368,500		550,000 per gross ha																									
SDLT at prevailing rate (£)		7,925																											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,449																											
Land & associated fees Total (£)		382,874		571,454 per gross ha																									
Build Cost (£) (inc garages)		4,416,257		3,010,037		-		-		228,291		782,970		-		394,959		-											
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-											
Total GIA inc circ space & garages (sq m)		2,523		1,756		-		-		131		405		-		231		-											
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-											
Total Build Cost (£)		4,416,257		3,010,037		-		-		228,291		782,970		-		394,959		-											
Policy & Infrastructure Costs (£)												Total Site Infrastructure Costs	328,246																
Biodiversity Net gain		9,630																											
100% MKT dwgs M4(2) @ £1,400 per dwg		31,500																											
95% of AH dwgs M4(2) @ £1,400		9,975																											
5% of AH Houses M4(3)(2a) @ £138 per sqm		3,577																											
5% of AH Flats M4(3)(2a) @ £122 per sqm		610																											
s106 Standard		120,001																											
Monitoring		5,000																											
Exe Estuary & Pebblebeds		12,000																											
Voids (older persons only)		-																											
s106 (PBSA only)		-																											
s106 (older persons only)		-																											
Total Policy & Infrastructure Costs (£)		520,539																											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		176,046		162,805		-		-		13,241		-		-		-		-											
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,750										2,438		-		-		1,313											
Professional Fees Total (£)		363,294		240,803		-		-		28,257		62,638		-		-		31,597											
CIL (£)		301,381																											
Total Development Costs (£)		6,164,141																											
Development Period		6 Quarters																											
Debit Interest Rate		7.50%																											
Credit Interest Rate		0.00%																											
Annual Discount Rate		0.00%																											
Revenue and Capital Contributions (£)		6,943,647																											
Land & associated Fees - inc in interest calc (£)		382,874																											
Development Costs (£)		5,781,267																											
Finance (£)		223,091																											
ADR Cost (£)		0																											
Total Dev Costs Inc Finance & ADR Costs (£)		6,387,232																											
Gross Residual Value inc land less finance (£)		556,415																											
Total Developer/Contractor Return (£)		1,091,461																											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-535,046																											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res6a VA: 5 : 25% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res6a					
Summary Details													
Net Area		3.72	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		5.55	hectares	Market		150.00	13,585.6	546.5	684.7	14,816.8			
Net to Gross %		66.97%		Affordable		112.50	10,527.8	546.5	596.5	11,670.7			
Density		40.36	per net ha	% Affordable		37.50	3,057.9	-	88.2	3,146.0			
						25.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		150.00	105.00	-	-	7.50	24.38	-	-	-	13.13	-	
Total NIA exc garages & circ space (sq m)		13,585.6	9,642.8	-	-	885.0	1,914.7	-	-	-	1,143.2	-	
Garages (sq m)		546.5	521.6	-	-	24.8	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		14,132.1	10,164.4	-	-	909.8	1,914.7	-	-	-	1,143.2	-	
Tenure Split (by %)			70.00%			5.00%	16.25%				8.75%		
Sales Revenue (£)		40,588,536	32,168,214	-	-	3,099,978	2,626,417	-	-	-	2,693,926	-	
Average Revenue per unit (£)		270,590	306,364	-	-	413,330	107,750	-	-	-	205,250	-	
Average Revenue (£ per sq m) GIA		2,988	3,336	-	-	3,503	1,372	-	-	-	2,356	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		40,588,536											
Scheme Development Costs (£)													
Land (£)		1,165,500	210,000	per gross ha									
SDLT at prevailing rate (£)		47,775											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		20,396											
Land & associated fees Total (£)		1,233,671	222,283	per gross ha									
Scheme Development Costs (£)													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		21,578,862	14,910,135	-	-	1,485,527	3,481,417	-	-	-	1,701,782	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		14,270	10,214	-	-	910	2,003	-	-	-	1,143	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		21,578,862	14,910,135	-	-	1,485,527	3,481,417	-	-	-	1,701,782	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		1,558,765											
Biodiversity Net gain		178,200											
100% MKT dwgs M4(2) @ £1,400 per dwg		157,500											
95% of AH dwgs M4(2) @ £1,400		49,875											
5% of AH Houses M4(3)(2a) @ £138 per sqm		17,651											
5% of AH Flats M4(3)(2a) @ £122 per sqm		3,048											
s106 Standard		600,001											
Monitoring		5,000											
Exe Estuary & Pebblebeds		60,000											
-		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		2,630,040											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,058,046	965,046	-	-	92,999							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		18,750											
Professional Fees Total (£)		1,389,894	894,608	-	-	184,294	208,885	-	-	-	102,107	-	
CIL (£)		1,752,999											
Total Development Costs (£)		29,662,262											
Development Period													
Development Period		5 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		40,588,536											
Land & associated Fees - inc in interest calc (£)		1,233,671											
Development Costs (£)		28,428,591											
Finance (£)		553,103											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		30,215,365											
Gross Residual Value inc land less finance (£)		10,373,171											
Total Developer/Contractor Return (£)		6,491,154											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,882,017											

Previous		Next		Summary Report 1				Print this report					
Site Name							Res7a VA: 5 : 25% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	Res7a					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			9.05 hectares			300.00	27,171.2	1,093.0	1,369.4	29,633.5			
Gross Area			14.29 hectares	Market		225.00	21,055.5	1,093.0	1,193.0	23,341.5			
Net to Gross %			63.36%	Affordable		75.00	6,115.7	-	176.4	6,292.0			
Density			33.13 per net ha	% Affordable		25.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		300.00	210.00	-	-	15.00	48.75	-	-	-	26.25	-	
Total NIA exc garages & circ space (sq m)		27,171.2	19,285.5	-	-	1,770.0	3,829.3	-	-	-	2,286.4	-	
Garages (sq m)		1,093.0	1,043.3	-	-	49.7	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		28,264.1	20,328.8	-	-	1,819.7	3,829.3	-	-	-	2,286.4	-	
Tenure Split (by %)			70.00%			5.00%	16.25%				8.75%		
Sales Revenue (£)		81,177,009	64,336,428	-	-	6,199,956	5,252,813	-	-	-	5,387,813	-	
Average Revenue per unit (£)		270,590	306,364	-	-	413,330	107,750	-	-	-	205,250	-	
Average Revenue (£ per sq m) GIA		2,988	3,336	-	-	3,503	1,372	-	-	-	2,356	-	
Capital Contributions (£)													
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
0		-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)		81,177,009											
Scheme Development Costs (£)													
Land (£)		3,000,900	210,000	per gross ha									
SDLT at prevailing rate (£)		139,545											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		52,516											
Land & associated fees Total (£)		3,192,961	223,440	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		43,157,661	29,820,271	-	-	2,971,054	6,962,799	-	-	-	3,403,537	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		28,541	20,429	-	-	1,820	4,006	-	-	-	2,286	-	
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)		43,157,661	29,820,271	-	-	2,971,054	6,962,799	-	-	-	3,403,537	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		3,117,526											
Biodiversity Net gain		356,400											
100% MKT dwgs M4(2) @ £1,400 per dwg		315,000											
95% of AH dwgs M4(2) @ £1,400		99,750											
5% of AH Houses M4(3)(2a) @ £138 per sqm		35,303											
5% of AH Flats M4(3)(2a) @ £122 per sqm		6,096											
s106 Standard		1,200,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		120,000											
-		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		5,255,075											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		2,116,092	1,930,093	-	-	185,999							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		37,500					24,375	-	-	-	13,125	-	
Professional Fees Total (£)		2,779,784	1,789,216	-	-	368,587	417,768	-	-	-	204,212	-	
CIL (£)		3,505,997											
Total Development Costs (£)		60,045,069											
Development Period													
Development Period		5 Years											
Debit Interest Rate		6.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		81,177,009											
Land & associated Fees - inc in interest calc (£)		3,192,961											
Development Costs (£)		56,852,108											
Finance (£)		1,204,570											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		61,249,639											
Gross Residual Value inc land less finance (£)		19,927,370											
Total Developer/Contractor Return (£)		12,982,305											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		6,945,065											

CSB BLV1 35% AH

Previous		Next		Summary Report 1				Print this report				
Site Name		CSB1 VA: 1 : 35% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		25/10/2024	Updated		Compiled by	TM	Reference	CSB1				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	1.17 hectares			35.00	4,170.7	75.3	75.3	4,321.4		
		Gross Area	1.55 hectares		Market	22.75	3,071.3	75.3	75.3	3,221.9		
		Net to Gross %	75.48%		Affordable	12.25	1,099.4	-	-	1,099.4		
		Density	29.91 per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		35.00	-	-	-	22.75	7.96	-	-	-	4.29	-
Total NIA exc garages & circ space (sq m)		4,170.7	-	-	-	3,071.3	722.1	-	-	-	377.3	-
Garages (sq m)		75.3	-	-	-	75.3	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		4,246.0	-	-	-	3,146.6	722.1	-	-	-	377.3	-
Tenure Split (by %)						65.00%	22.75%			12.25%		
Sales Revenue (£)		15,683,819	-	-	-	13,566,786	993,464	-	-	-	1,123,569	-
Average Revenue per unit (£)		448,108	-	-	-	596,342	124,768	-	-	-	262,051	-
Average Revenue (£ per sq m) GIA		3,760	-	-	-	4,417	1,376	-	-	-	2,978	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		15,683,819										
Scheme Development Costs (£)												
Land (£)		325,500	210,000 per gross ha									
SDLT at prevailing rate (£)		5,775										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,696										
Land & associated fees Total (£)		336,971	217,401 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		7,342,039	-	-	-	5,463,779	1,233,167	-	-	-	645,093	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		4,246	-	-	-	3,147	722	-	-	-	377	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		7,342,039	-	-	-	5,463,779	1,233,167	-	-	-	645,093	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		549,213										
Biodiversity Net gain		41,580										
100% MKT dwgs M4(2) @ £1,400 per dwg		31,850										
95% of AH dwgs M4(2) @ £1,400		16,293										
5% of AH Houses M4(3)(2a) @ £138 per sqm		7,586										
5% of AH Flats M4(3)(2a) @ £122 per sqm		-										
s106 Standard		140,000										
Monitoring		5,000										
Exe Estuary & Pebblebeds		14,000										
-		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		805,522										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		407,004	-	-	-	407,004						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,125					3,981	-	-	-	2,144	-
Professional Fees Total (£)		828,995	-	-	-	678,734	98,653	-	-	-	51,607	-
CIL (£)		-										
Total Development Costs (£)		9,726,656										
Development Period		6 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		15,683,819										
Land & associated Fees - inc in interest calc (£)		336,971										
Development Costs (£)		9,389,685										
Finance (£)		294,612										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		10,021,268										
Gross Residual Value inc land less finance (£)		5,662,550										
Total Developer/Contractor Return (£)		2,501,210										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,161,341										

Previous		Next		Summary Report 1				Print this report																																																									
Site Name							CSB2 VA: 1 : 35% AH					Land and Developer Returns Assumptions																																																					
Site Information												Land & associated costs included in cashflow																																																					
Description												Developer & contractor returns excluded from cashflow																																																					
Date		25/10/2024		Updated		Compiled by		TM		Reference		CSB2																																																					
Summary Details							Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)																																																		
Net Area				0.67 hectares		20.00		2,383.2		43.1		43.1		2,469.4																																																			
Gross Area				0.67 hectares		Market		13.00		1,755.0		43.1		1,841.1																																																			
Net to Gross %				100.00%		Affordable		7.00		628.2		-		628.2																																																			
Density				29.85 per net ha		% Affordable		35.00%																																																									
Scheme Revenue												Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected																																	
Total No of Units							20.00		-		-		-		13.00		4.55		-		-		-		2.45		-																																						
Total NIA exc garages & circ space (sq m)							2,383.2		-		-		-		1,755.0		412.6		-		-		-		215.6		-																																						
Garages (sq m)							43.1		-		-		-		43.1		-		-		-		-		-		-																																						
Total NIA inc garages exc circ space (sq m)							2,426.3		-		-		-		1,798.1		412.6		-		-		-		215.6		-																																						
Tenure Split (by %)													65.00%		22.75%										12.25%																																								
Sales Revenue (£)							8,962,166		-		-		-		7,752,449		567,694		-		-		-		642,023		-																																						
Average Revenue per unit (£)							448,108		-		-		-		596,342		124,768		-		-		-		262,050		-																																						
Average Revenue (£ per sq m) GIA							3,760		-		-		-		4,417		1,376		-		-		-		2,978		-																																						
Capital Contributions (£)												0		0		0		0		0		0		0		0		0		0		0		0																															
Total Capital contributions (£)							-																																																										
Total Revenue (£)							8,962,166																																																										
Scheme Development Costs (£)												Land (£)		368,500		550,000 per gross ha		SDLT at prevailing rate (£)		7,925		Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,449		Land & associated fees Total (£)		382,874		571,454 per gross ha																																			
Build Cost (£) (inc garages)							4,195,443		-		-		-		3,122,160		704,668		-		-		-		368,615		-																																						
Additional Build Costs (£)							-		-		-		-		-		-		-		-		-		-		-																																						
Total GIA inc circ space & garages (sq m)							2,426		-		-		-		1,798		413		-		-		-		216		-																																						
Total Contingency - 0% Build Costs (£)							-																																																										
Total Build Cost (£)							4,195,443		-		-		-		3,122,160		704,668		-		-		-		368,615		-																																						
Policy & Infrastructure Costs (£)												Total Site Infrastructure Costs		313,835		Biodiversity Net gain		6,420		100% MKT dwgs M4(2) @ £1,400 per dwg		18,200		95% of AH dwgs M4(2) @ £1,400		9,310		5% of AH Houses M4(3)(2a) @ £138 per sqm		4,335		5% of AH Flats M4(3)(2a) @ £122 per sqm		s106 Standard		80,000		Monitoring		5,000		Exe Estuary & Pebblebeds		8,000		Voids (older persons only)		-		s106 (PBSA only)		-		s106 (older persons only)		-		-		-		-		-	
Total Policy & Infrastructure Costs (£)							445,100																																																										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)							232,573		-		-		-		232,573																																																		
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)							3,500								2,275		-		-		-		-		1,225		-																																						
Professional Fees Total (£)							473,711		-		-		-		387,848		56,373		-		-		-		-		29,489		-																																				
CIL (£)							-																																																										
Total Development Costs (£)							5,733,201																																																										
Development Period							5 Quarters		Debit Interest Rate		7.50%		Credit Interest Rate		0.00%		Annual Discount Rate		0.00%																																														
Revenue and Capital Contributions (£)							8,962,166		Land & associated Fees - inc in interest calc (£)		382,874		Development Costs (£)		5,350,327		Finance (£)		193,175		ADR Cost (£)		0		Total Dev Costs Inc Finance & ADR Costs (£)		5,926,376		Gross Residual Value inc land less finance (£)		3,035,790		Total Developer/Contractor Return (£)		1,429,262		Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,606,528																										

Previous		Next		Summary Report 1				Print this report					
Site Name							CSB1 VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	CSB1					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area		1.17	hectares			35.00	4,170.7	75.3	75.3	4,321.4			
Gross Area		1.55	hectares	Market		22.75	3,071.3	75.3	75.3	3,221.9			
Net to Gross %		75.48%		Affordable		12.25	1,099.4	-	-	1,099.4			
Density		29.91	per net ha	% Affordable		35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		35.00	-	-	-	22.75	7.96	-	-	-	4.29	-	
Total NIA exc garages & circ space (sq m)		4,170.7	-	-	-	3,071.3	722.1	-	-	-	377.3	-	
Garages (sq m)		75.3	-	-	-	75.3	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		4,246.0	-	-	-	3,146.6	722.1	-	-	-	377.3	-	
Tenure Split (by %)						65.00%	22.75%			12.25%			
Sales Revenue (£)		15,155,068	-	-	-	13,079,840	993,464	-	-	-	1,081,765	-	
Average Revenue per unit (£)		433,001	-	-	-	574,938	124,768	-	-	-	252,301	-	
Average Revenue (£ per sq m) GIA		3,634	-	-	-	4,259	1,376	-	-	-	2,867	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		15,155,068											
Scheme Development Costs (£)													
Land (£)		325,500	210,000 per gross ha										
SDLT at prevailing rate (£)		5,775											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,696											
Land & associated fees Total (£)		336,971	217,401 per gross ha										
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		7,342,039	-	-	-	5,463,779	1,233,167	-	-	-	645,093	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		4,246	-	-	-	3,147	722	-	-	-	377	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		7,342,039	-	-	-	5,463,779	1,233,167	-	-	-	645,093	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		549,213											
Biodiversity Net gain		41,580											
100% MKT dwgs M4(2) @ £1,400 per dwg		31,850											
95% of AH dwgs M4(2) @ £1,400		16,293											
5% of AH Houses M4(3)(2a) @ £138 per sqm		7,586											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		140,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		14,000											
-		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		805,522											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		392,395	-	-	-	392,395							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,125					3,981	-	-	-	2,144	-	
Professional Fees Total (£)		828,995	-	-	-	678,734	98,653	-	-	-	51,607	-	
CIL (£)		-											
Total Development Costs (£)		9,712,047											
Development Period													
Development Period		6 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		15,155,068											
Land & associated Fees - inc in interest calc (£)		336,971											
Development Costs (£)		9,375,076											
Finance (£)		297,374											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		10,009,421											
Gross Residual Value inc land less finance (£)		5,145,647											
Total Developer/Contractor Return (£)		2,413,486											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		2,732,161											

Previous		Next		Summary Report 1				Print this report					
Site Name							CSB2 VA: 2 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	CSB2					
Summary Details													
Net Area		0.67	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.67	hectares	Market		20.00	2,383.2	43.1	43.1	2,469.4			
Net to Gross %		100.00%		Affordable		13.00	1,755.0	43.1	43.1	1,841.1			
Density		29.85	per net ha	% Affordable		7.00	628.2	-	-	628.2			
35.00%													
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		20.00	-	-	-	13.00	4.55	-	-	-	2.45	-	
Total NIA exc garages & circ space (sq m)		2,383.2	-	-	-	1,755.0	412.6	-	-	-	215.6	-	
Garages (sq m)		43.1	-	-	-	43.1	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,426.3	-	-	-	1,798.1	412.6	-	-	-	215.6	-	
Tenure Split (by %)						65.00%	22.75%				12.25%		
Sales Revenue (£)		8,660,023	-	-	-	7,474,194	567,694	-	-	-	618,135	-	
Average Revenue per unit (£)		433,001	-	-	-	574,938	124,768	-	-	-	252,300	-	
Average Revenue (£ per sq m) GIA		3,634	-	-	-	4,259	1,376	-	-	-	2,867	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		8,660,023											
Scheme Development Costs (£)													
Land (£)		368,500	550,000 per gross ha										
SDLT at prevailing rate (£)		7,925											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,449											
Land & associated fees Total (£)		382,874	571,454 per gross ha										
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		4,195,443	-	-	-	3,122,160	704,668	-	-	-	368,615	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,426	-	-	-	1,798	413	-	-	-	216	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		4,195,443	-	-	-	3,122,160	704,668	-	-	-	368,615	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		313,835											
Biodiversity Net gain		6,420											
100% MKT dwgs M4(2) @ £1,400 per dwg		18,200											
95% of AH dwgs M4(2) @ £1,400		9,310											
5% of AH Houses M4(3)(2a) @ £138 per sqm		4,335											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		80,000											
Monitoring		5,000											
Exe Estuary & Pebblebeds		8,000											
-		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
-		-											
-		-											
Total Policy & Infrastructure Costs (£)		445,100											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		224,226	-	-	-	224,226							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,500					2,275	-	-	-	1,225	-	
Professional Fees Total (£)		473,711	-	-	-	387,848	56,373	-	-	-	29,489	-	
CIL (£)		-											
Total Development Costs (£)		5,724,853											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		8,660,023											
Land & associated Fees - inc in interest calc (£)		382,874											
Development Costs (£)		5,341,979											
Finance (£)		196,081											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		5,920,934											
Gross Residual Value inc land less finance (£)		2,739,090											
Total Developer/Contractor Return (£)		1,379,134											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,359,956											

Previous		Next		Summary Report 1				Print this report																														
Site Name							CSB1 VA: 3 : 35% AH					Land and Developer Returns Assumptions																										
Site Information												Land & associated costs included in cashflow																										
Description												Developer & contractor returns excluded from cashflow																										
Date		25/10/2024		Updated				Compiled by		TM		Reference		CSB1																								
Summary Details													Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)																	
Net Area				1.17 hectares				35.00		4,170.7		75.3		75.3		4,321.4																						
Gross Area				1.55 hectares		Market		22.75		3,071.3		75.3		75.3		3,221.9																						
Net to Gross %				75.48%		Affordable		12.25		1,099.4		-		-		1,099.4																						
Density				29.91 per net ha		% Affordable		35.00%																														
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected					
Total No of Units													35.00		-		-		-		22.75		7.96		-		-		-		-		4.29		-			
Total NIA exc garages & circ space (sq m)													4,170.7		-		-		-		3,071.3		722.1		-		-		-		-		377.3		-			
Garages (sq m)													75.3		-		-		-		75.3		-		-		-		-		-		-		-			
Total NIA inc garages exc circ space (sq m)													4,246.0		-		-		-		3,146.6		722.1		-		-		-		-		377.3		-			
Tenure Split (by %)																					65.00%		22.75%										12.25%					
Sales Revenue (£)													14,581,607		-		-		-		12,550,970		993,464		-		-		-		-		1,037,174		-			
Average Revenue per unit (£)													416,616		-		-		-		551,691		124,768		-		-		-		-		241,901		-			
Average Revenue (£ per sq m) GIA													3,496		-		-		-		4,087		1,376		-		-		-		-		2,749		-			
Capital Contributions (£)													0		-		-		-		-		-		-		-		-		-		-		-		-	
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-		-		-			
Total Revenue (£)													14,581,607																									
Scheme Development Costs (£)													Land (£)		325,500		210,000 per gross ha																					
SDLT at prevailing rate (£)													5,775																									
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)													5,696																									
Land & associated fees Total (£)													336,971		217,401 per gross ha																							
													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected					
Build Cost (£) (inc garages)													7,342,039		-		-		-		5,463,779		1,233,167		-		-		-		-		645,093		-			
Additional Build Costs (£)													-		-		-		-		-		-		-		-		-		-		-		-			
Total GIA inc circ space & garages (sq m)													4,246		-		-		-		3,147		722		-		-		-		-		377		-			
Total Contingency - 0% Build Costs (£)													-		-		-		-		-		-		-		-		-		-		-		-			
Total Build Cost (£)													7,342,039		-		-		-		5,463,779		1,233,167		-		-		-		-		645,093		-			
Policy & Infrastructure Costs (£)													Total Site Infrastructure Costs		549,213																							
Biodiversity Net gain													41,580																									
100% MKT dwgs M4(2) @ £1,400 per dwg													31,850																									
95% of AH dwgs M4(2) @ £1,400													16,293																									
5% of AH Houses M4(3)(2a) @ £138 per sqm													7,586																									
5% of AH Flats M4(3)(2a) @ £122 per sqm													-																									
s106 Standard													140,000																									
Montoring													5,000																									
Exe Estuary & Pebblebeds													14,000																									
Voids (older persons only)													-																									
s106 (PBSA only)													-																									
s106 (older persons only)													-																									
Total Policy & Infrastructure Costs (£)													805,522																									
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)													376,529		-		-		-		376,529																	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)													6,125		-		-		-				3,981		-		-		-		-		2,144		-			
Professional Fees Total (£)													828,995		-		-		-		678,734		98,653		-		-		-		-		51,607		-			
CIL (£)													-																									
Total Development Costs (£)													9,696,181																									
Development Period													6 Quarters																									
Debit Interest Rate													7.50%																									
Credit Interest Rate													0.00%																									
Annual Discount Rate													0.00%																									
Revenue and Capital Contributions (£)													14,581,607																									
Land & associated Fees - inc in interest calc (£)													336,971																									
Development Costs (£)													9,359,210																									
Finance (£)													300,368																									
ADR Cost (£)													0																									
Total Dev Costs Inc Finance & ADR Costs (£)													9,996,549																									
Gross Residual Value inc land less finance (£)													4,585,058																									
Total Developer/Contractor Return (£)													2,318,258																									
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)													2,266,800																									

Previous		Next		Summary Report 1				Print this report					
Site Name							CSB2 VA: 3 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		25/10/2024	Updated		Compiled by	TM	Reference	CSB2					
Summary Details													
Net Area		0.67	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.67	hectares	Market		20.00	2,383.2	43.1	43.1	2,469.4			
Net to Gross %		100.00%		Affordable		13.00	1,755.0	43.1	43.1	1,841.1			
Density		29.85	per net ha	% Affordable		7.00	628.2	-	-	628.2			
						35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		20.00	-	-	-	13.00	4.55	-	-	-	2.45	-	
Total NIA exc garages & circ space (sq m)		2,383.2	-	-	-	1,755.0	412.6	-	-	-	215.6	-	
Garages (sq m)		43.1	-	-	-	43.1	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,426.3	-	-	-	1,798.1	412.6	-	-	-	215.6	-	
Tenure Split (by %)						65.00%	22.75%				12.25%		
Sales Revenue (£)		8,332,332	-	-	-	7,171,983	567,694	-	-	-	592,655	-	
Average Revenue per unit (£)		416,617	-	-	-	551,691	124,768	-	-	-	241,900	-	
Average Revenue (£ per sq m) GIA		3,496	-	-	-	4,087	1,376	-	-	-	2,749	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		8,332,332											
Scheme Development Costs (£)													
Land (£)		368,500	550,000 per gross ha										
SDLT at prevailing rate (£)		7,925											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,449											
Land & associated fees Total (£)		382,874	571,454 per gross ha										
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		4,195,443	-	-	-	3,122,160	704,668	-	-	-	368,615	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		2,426	-	-	-	1,798	413	-	-	-	216	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		4,195,443	-	-	-	3,122,160	704,668	-	-	-	368,615	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		313,835											
Biodiversity Net gain		6,420											
100% MKT dwgs M4(2) @ £1,400 per dwg		18,200											
95% of AH dwgs M4(2) @ £1,400		9,310											
5% of AH Houses M4(3)(2a) @ £138 per sqm		4,335											
5% of AH Flats M4(3)(2a) @ £122 per sqm		-											
s106 Standard		80,000											
Montoring		5,000											
Exe Estuary & Pebblebeds		8,000											
		-											
Voids (older persons only)		-											
s106 (PBSA only)		-											
s106 (older persons only)		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		445,100											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		215,159	-	-	-	215,159							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,500					2,275	-	-	-	1,225	-	
Professional Fees Total (£)		473,711	-	-	-	387,848	56,373	-	-	-	29,489	-	
CIL (£)		-											
Total Development Costs (£)		5,715,787											
Development Period													
Development Period		5 Quarters											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		8,332,332											
Land & associated Fees - inc in interest calc (£)		382,874											
Development Costs (£)		5,332,913											
Finance (£)		199,231											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		5,915,018											
Gross Residual Value inc land less finance (£)		2,417,315											
Total Developer/Contractor Return (£)		1,324,718											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,092,597											

Previous		Next		Summary Report 1				Print this report																												
Site Name							CSB1 VA: 5 : 25% AH					Land and Developer Returns Assumptions																								
Site Information												Land & associated costs included in cashflow																								
Description												Developer & contractor returns excluded from cashflow																								
Date		25/10/2024		Updated				Compiled by		TM		Reference		CSB1																						
Summary Details													Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)															
Net Area				1.17 hectares				35.00		4,329.1		86.9		86.9		4,502.9																				
Gross Area				1.55 hectares		Market		26.25		3,543.8		86.9		86.9		3,717.6																				
Net to Gross %				75.48%		Affordable		8.75		785.3		-		-		785.3																				
Density				29.91 per net ha		% Affordable		25.00%																												
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected			
Total No of Units													35.00		-		-		-		26.25		5.69		-		-		-		-		3.06		-	
Total NIA exc garages & circ space (sq m)													4,329.1		-		-		-		3,543.8		515.8		-		-		-		-		269.5		-	
Garages (sq m)													86.9		-		-		-		86.9		-		-		-		-		-		-		-	
Total NIA inc garages exc circ space (sq m)													4,416.0		-		-		-		3,630.7		515.8		-		-		-		-		269.5		-	
Tenure Split (by %)																					75.00%		16.25%													
Sales Revenue (£)													13,757,691		-		-		-		12,413,048		709,630		-		-		-		-		635,013		-	
Average Revenue per unit (£)													393,076		-		-		-		472,878		124,768		-		-		-		-		207,351		-	
Average Revenue (£ per sq m) GIA													3.178		-		-		-		3.503		1.376		-		-		-		-		2.356		-	
Capital Contributions (£)													0		-		-		-		-		-		-		-		-		-		-		-	
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-		-		-	
Total Revenue (£)													13,757,691																							
Scheme Development Costs (£)													Land (£)		325,500		210,000 per gross ha																			
SDLT at prevailing rate (£)													5,775																							
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)													5,696																							
Land & associated fees Total (£)													336,971		217,401 per gross ha																					
													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected			
Build Cost (£) (inc garages)													7,645,981		-		-		-		6,304,361		880,850		-		-		-		-		460,770		-	
Additional Build Costs (£)													-		-		-		-		-		-		-		-		-		-		-		-	
Total GIA inc circ space & garages (sq m)													4,416		-		-		-		3,631		516		-		-		-		-		270		-	
Total Contingency - 0% Build Costs (£)													-		-		-		-		-		-		-		-		-		-		-		-	
Total Build Cost (£)													7,645,981		-		-		-		6,304,361		880,850		-		-		-		-		460,770		-	
Policy & Infrastructure Costs (£)													Total Site Infrastructure Costs		572,329																					
Biodiversity Net gain													41,580																							
100% MKT dwgs M4(2) @ £1,400 per dwg													36,750																							
95% of AH dwgs M4(2) @ £1,400													11,638																							
5% of AH Houses M4(3)(2a) @ £138 per sqm													5,419																							
5% of AH Flats M4(3)(2a) @ £122 per sqm													-																							
s106 Standard													140,000																							
Montoring													5,000																							
Exe Estuary & Pebblebeds													14,000																							
Voids (older persons only)													-																							
s106 (PBSA only)													-																							
s106 (older persons only)													-																							
Total Policy & Infrastructure Costs (£)													826,716																							
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)													372,391		-		-		-		372,391															
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)													4,375		-		-		-				2,844		-		-		-		-		1,531		-	
Professional Fees Total (£)													890,484		-		-		-		783,155		70,468		-		-		-		-		36,862		-	
CIL (£)													-																							
Total Development Costs (£)													10,076,919																							
Development Period													6 Quarters																							
Debit Interest Rate													7.50%																							
Credit Interest Rate													0.00%																							
Annual Discount Rate													0.00%																							
Revenue and Capital Contributions (£)													13,757,691																							
Land & associated Fees - inc in interest calc (£)													336,971																							
Development Costs (£)													9,739,948																							
Finance (£)													337,309																							
ADR Cost (£)													0																							
Total Dev Costs Inc Finance & ADR Costs (£)													10,414,228																							
Gross Residual Value inc land less finance (£)													3,343,463																							
Total Developer/Contractor Return (£)													2,252,962																							
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)													1,090,501																							

Previous		Next		Summary Report 1				Print this report																												
Site Name							CSB2 VA: 5 : 25% AH					Land and Developer Returns Assumptions																								
Site Information												Land & associated costs included in cashflow																								
Description												Developer & contractor returns excluded from cashflow																								
Date		25/10/2024		Updated				Compiled by		TM		Reference		CSB2																						
Summary Details													Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)															
Net Area		0.67 hectares						20.00		2,473.7		49.7		49.7		2,573.1																				
Gross Area		0.67 hectares		Market		15.00		2,025.0		49.7		49.7		2,124.4																						
Net to Gross %		100.00%		Affordable		5.00		448.7		-		-		448.7																						
Density		29.85 per net ha		% Affordable		25.00%																														
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected			
Total No of Units													20.00		-		-		-		15.00		3.25		-		-		-		-		1.75		-	
Total NIA exc garages & circ space (sq m)													2,473.7		-		-		-		2,025.0		294.7		-		-		-		-		154.0		-	
Garages (sq m)													49.7		-		-		-		49.7		-		-		-		-		-		-		-	
Total NIA inc garages exc circ space (sq m)													2,523.4		-		-		-		2,074.7		294.7		-		-		-		-		154.0		-	
Tenure Split (by %)																					75.00%		16.25%										8.75%			
Sales Revenue (£)													7,861,529		-		-		-		7,093,170		405,496		-		-		-		-		362,863		-	
Average Revenue per unit (£)													393,076		-		-		-		472,878		124,768		-		-		-		-		207,350		-	
Average Revenue (£ per sq m) GIA													3.178		-		-		-		3.503		1.376		-		-		-		-		2.356		-	
Capital Contributions (£)													0		-		-		-		-		-		-		-		-		-		-		-	
0													-		-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-		-			
0													-		-		-		-		-		-		-		-		-		-		-			
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-		-		-	
Total Revenue (£)													7,861,529		-		-		-		-		-		-		-		-		-		-		-	
Scheme Development Costs (£)													Land (£)		368,500		550,000 per gross ha																			
SDLT at prevailing rate (£)													7,925																							
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)													6,449																							
Land & associated fees Total (£)													382,874		571,454 per gross ha																					
													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected			
Build Cost (£) (inc garages)													4,369,123		-		-		-		3,602,492		503,334		-		-		-		-		263,296		-	
Additional Build Costs (£)													-		-		-		-		-		-		-		-		-		-		-		-	
Total GIA inc circ space & garages (sq m)													2,523		-		-		-		2,075		295		-		-		-		-		154		-	
Total Contingency - 0% Build Costs (£)													-		-		-		-		-		-		-		-		-		-		-		-	
Total Build Cost (£)													4,369,123		-		-		-		3,602,492		503,334		-		-		-		-		263,296		-	
Policy & Infrastructure Costs (£)													Total Site Infrastructure Costs		327,045																					
Biodiversity Net gain													6,420																							
100% MKT dwgs M4(2) @ £1,400 per dwg													21,000																							
95% of AH dwgs M4(2) @ £1,400													6,650																							
5% of AH Houses M4(3)(2a) @ £138 per sqm													3,096																							
5% of AH Flats M4(3)(2a) @ £122 per sqm													-																							
s106 Standard													80,000																							
Montoring													5,000																							
Exe Estuary & Pebblebeds													8,000																							
-													-																							
Voids (older persons only)													-																							
s106 (PBSA only)													-																							
s106 (older persons only)													-																							
-													-																							
-													-																							
Total Policy & Infrastructure Costs (£)													457,211																							
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)													212,795		-		-		-		212,795															
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)													2,500										1,625		-		-		-		-		875		-	
Professional Fees Total (£)													508,847		-		-		-		447,517		40,267		-		-		-		-		21,064		-	
CIL (£)													-																							
Total Development Costs (£)													5,933,350																							
Development Period													5 Quarters																							
Debit Interest Rate													7.50%																							
Credit Interest Rate													0.00%																							
Annual Discount Rate													0.00%																							
Revenue and Capital Contributions (£)													7,861,529																							
Land & associated Fees - inc in interest calc (£)													382,874																							
Development Costs (£)													5,950,476																							
Finance (£)													215,257																							
ADR Cost (£)													0																							
Total Dev Costs Inc Finance & ADR Costs (£)													6,148,607																							
Gross Residual Value inc land less finance (£)													1,712,921																							
Total Developer/Contractor Return (£)													1,287,406																							
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)													425,515																							

Older Persons Housing BLV2 35%/30% AH

Previous		Next		Summary Report 1				Print this report														
Site Name							OP1a VA1 : 35% AH					Land and Developer Returns Assumptions										
Site Information												Land & associated costs included in cashflow										
Description												Developer & contractor returns excluded from cashflow										
Date		05/01/2024		Updated		Compiled by		TM		Reference		OP1a VA1										
Summary Details												Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)						
Net Area		0.45 hectares		Market		45.00		2,925.0		-		731.3		3,656.3								
Gross Area		0.45 hectares		Affordable		29.25		1,901.3		-		475.3		2,376.6								
Net to Gross %		100.00%		% Affordable		15.75		1,023.8		-		255.9		1,279.7								
Density		100.00 per net ha				35.00%																
Scheme Revenue												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		45.00		29.25		-		-		-		10.24		-		5.51		-				
Total NIA exc garages & circ space (sq m)		2,925.0		1,901.3		-		-		-		665.4		-		358.3		-				
Garages (sq m)		-		-		-		-		-		-		-		-		-				
Total NIA inc garages exc circ space (sq m)		2,925.0		1,901.3		-		-		-		665.4		-		358.3		-				
Tenure Split (by %)		65.00%		-		-		-		22.75%		-		-		12.25%		-				
Sales Revenue (£)		15,117,053		12,051,000		-		-		-		1,476,248		-		1,589,805		-				
Average Revenue per unit (£)		335,935		412,000		-		-		-		144,200		-		288,400		-				
Average Revenue (£ per sq m) GIA		5,168		6,338		-		-		-		2,218		-		4,437		-				
Capital Contributions (£)												0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)												-										
Total Revenue (£)												15,117,053										
Scheme Development Costs (£)																						
Land (£)		405,000		900,000 per gross ha																		
SDLT at prevailing rate (£)		9,750																				
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		7,088																				
Land & associated fees Total (£)		421,838		937,418 per gross ha																		
												Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		8,026,567		5,217,268		-		-		-		1,826,044		-		983,254		-				
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-				
Total GIA inc circ space & garages (sq m)		3,656		2,377		-		-		-		832		-		448		-				
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-				
Total Build Cost (£)		8,026,567		5,217,268		-		-		-		1,826,044		-		983,254		-				
Policy & Infrastructure Costs (£)																						
Total Site Infrastructure Costs		558,385																				
Biodiversity Net gain		53,460																				
M4(2) @ £1,400 per dwg		-																				
10% AH Houses M4(3)2a @ £138 persqm		-																				
10% AH Flats M4(3)2a @ £122 persqm		-																				
s106 Education		-																				
s106 (older persons only)		112,500																				
Combined Exe & Pebblebeds		18,000																				
Voids (older persons only)		100,000																				
Total Policy & Infrastructure Costs (£)		842,345																				
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		723,060		723,060		-		-		-		-		-		-		-				
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		7,875								5,119		-		-		-		2,756				
Professional Fees Total (£)		642,125		417,381		-		-		-		146,084		-		-		78,660				
CIL (£)		543,829																				
Total Development Costs (£)		11,207,639																				
Development Period												4 Years										
Debit Interest Rate		7.50%																				
Credit Interest Rate		0.00%																				
Annual Discount Rate		0.00%																				
Revenue and Capital Contributions (£)		15,117,053																				
Land & associated Fees - inc in interest calc (£)		421,838																				
Development Costs (£)		10,785,801																				
Finance (£)		1,148,721																				
ADR Cost (£)		0																				
Total Dev Costs Inc Finance & ADR Costs (£)		12,356,360																				
Gross Residual Value inc land less finance (£)		2,760,693																				
Total Developer/Contractor Return (£)		2,292,888																				
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		467,804																				

Previous		Next		Summary Report 1				Print this report																
Site Name							OP1b VA1 : 35% AH					Land and Developer Returns Assumptions												
Site Information												Land & associated costs included in cashflow												
Description												Developer & contractor returns excluded from cashflow												
Date		05/01/2024		Updated				Compiled by		TM		Reference		OP1b VA1										
Summary Details													Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)							
Net Area		0.45 hectares						45.00		2,925.0		-		731.3		3,656.3								
Gross Area		0.45 hectares				Market		29.25		1,901.3		-		475.3		2,376.6								
Net to Gross %		100.00%				Affordable		15.75		1,023.8		-		255.9		1,279.7								
Density		100.00 per net ha				% Affordable		35.00%																
Scheme Revenue													Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		45.00		29.25		-		-		-		10.24		-		-		5.51		-				
Total NIA exc garages & circ space (sq m)		2,925.0		1,901.3		-		-		-		665.4		-		-		358.3		-				
Garages (sq m)		-		-		-		-		-		-		-		-		-		-				
Total NIA inc garages exc circ space (sq m)		2,925.0		1,901.3		-		-		-		665.4		-		-		358.3		-				
Tenure Split (by %)		65.00%		-		-		-		22.75%		-		-		-		12.25%		-				
Sales Revenue (£)		15,117,053		12,051,000		-		-		-		1,476,248		-		-		1,589,805		-				
Average Revenue per unit (£)		335,935		412,000		-		-		-		144,200		-		-		288,400		-				
Average Revenue (£ per sq m) GIA		5,168		6,338		-		-		-		2,218		-		-		4,437		-				
Capital Contributions (£)																								
0		-																						
0		-																						
0		-																						
0		-																						
0		-																						
0		-																						
0		-																						
0		-																						
Total Capital contributions (£)		-																						
Total Revenue (£)		15,117,053																						
Scheme Development Costs (£)																								
Land (£)		270,000		600,000 per gross ha																				
SDLT at prevailing rate (£)		3,000																						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,725																						
Land & associated fees Total (£)		277,725		617,167 per gross ha																				
													Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		8,026,567		5,217,268		-		-		-		1,826,044		-		-		983,254		-				
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-				
Total GIA inc circ space & garages (sq m)		3,656		2,377		-		-		-		832		-		-		448		-				
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-				
Total Build Cost (£)		8,026,567		5,217,268		-		-		-		1,826,044		-		-		983,254		-				
Policy & Infrastructure Costs (£)																								
Total Site Infrastructure Costs		558,385																						
Biodiversity Net gain		14,445																						
M4(2) @ £1,400 per dwg		-																						
10% AH Houses M4(3)2a @ £138 persqm		-																						
10% AH Flats M4(3)2a @ £122 persqm		-																						
s106 Education		-																						
s106 (older persons only)		112,500																						
Combined Exe & Pebblebeds		18,000																						
Voids (older persons only)		100,000																						
		-																						
		-																						
		-																						
Total Policy & Infrastructure Costs (£)		803,330																						
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		723,060		723,060		-		-		-														
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		7,875								5,119		-		-		-		2,756		-				
Professional Fees Total (£)		642,125		417,381		-		-		-		146,084		-		-		78,660		-				
CIL (£)		543,829																						
Total Development Costs (£)		11,024,511																						
Development Period													4 Years											
Debit Interest Rate		7.50%																						
Credit Interest Rate		0.00%																						
Annual Discount Rate		0.00%																						
Revenue and Capital Contributions (£)		15,117,053																						
Land & associated Fees - inc in interest calc (£)		277,725																						
Development Costs (£)		10,746,786																						
Finance (£)		1,105,026																						
ADR Cost (£)		0																						
Total Dev Costs Inc Finance & ADR Costs (£)		12,129,537																						
Gross Residual Value inc land less finance (£)		2,987,516																						
Total Developer/Contractor Return (£)		2,292,888																						
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		694,627																						

Previous		Next		Summary Report 1				Print this report					
Site Name							OP2a VA1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		05/01/2024	Updated		Compiled by	TM	Reference	OP2a VA1					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			0.75 hectares			60.00	4,350.0	-	2,342.3	6,692.3			
Gross Area			0.75 hectares	Market		39.00	2,827.5	-	1,522.5	4,350.0			
Net to Gross %			100.00%	Affordable		21.00	1,522.5	-	819.8	2,342.3			
Density			80.00 per net ha	% Affordable		35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		60.00	39.00	-	-	-	13.65	-	-	-	7.35	-	
Total NIA exc garages & circ space (sq m)		4,350.0	2,827.5	-	-	-	989.6	-	-	-	532.9	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		4,350.0	2,827.5	-	-	-	989.6	-	-	-	532.9	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		25,195,088	20,085,000	-	-	-	2,460,413	-	-	-	2,649,675	-	
Average Revenue per unit (£)		419,918	515,000	-	-	-	180,250	-	-	-	360,500	-	
Average Revenue (£ per sq m) GIA		5,792	7,103	-	-	-	2,486	-	-	-	4,972	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		25,195,088											
Scheme Development Costs (£)													
Land (£)		675,000	900,000 per gross ha										
SDLT at prevailing rate (£)		23,250											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		11,813											
Land & associated fees Total (£)		710,063	946,751 per gross ha										
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		14,591,869	9,484,715	-	-	-	3,319,650	-	-	-	1,787,504	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		6,692	4,350	-	-	-	1,523	-	-	-	820	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		14,591,869	9,484,715	-	-	-	3,319,650	-	-	-	1,787,504	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		1,022,054											
Biodiversity Net gain		71,289											
M4(2) @ £1,400 per dwg		-											
10% AH Houses M4(3)2a @ £138 persqm		-											
10% AH Flats M4(3)2a @ £122 persqm		-											
s106 Education		-											
s106 (older persons only)		150,000											
Combined Exe & Pebblebeds		24,000											
Voids (older persons only)		150,000											
		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		1,417,334											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,205,100	1,205,100	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		10,500					6,825	-	-	-	3,675	-	
Professional Fees Total (£)		1,167,350	758,777	-	-	-	265,572	-	-	-	143,000	-	
CIL (£)		995,411											
Total Development Costs (£)		20,097,626											
Development Period													
Development Period		4 Years											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		25,195,088											
Land & associated Fees - inc in interest calc (£)		710,063											
Development Costs (£)		19,387,563											
Finance (£)		1,998,031											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		22,095,657											
Gross Residual Value inc land less finance (£)		3,099,430											
Total Developer/Contractor Return (£)		3,821,480											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-722,050											

Previous		Next		Summary Report 1				Print this report					
Site Name							OP2b VA1 : 35% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		05/01/2024	Updated		Compiled by	TM	Reference	OP2b VA1					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area			0.75 hectares			60.00	4,350.0	-	2,342.3	6,692.3			
Gross Area			0.75 hectares	Market		39.00	2,827.5	-	1,522.5	4,350.0			
Net to Gross %			100.00%	Affordable		21.00	1,522.5	-	819.8	2,342.3			
Density			80.00 per net ha	% Affordable		35.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		60.00	39.00	-	-	-	13.65	-	-	-	7.35	-	
Total NIA exc garages & circ space (sq m)		4,350.0	2,827.5	-	-	-	989.6	-	-	-	532.9	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		4,350.0	2,827.5	-	-	-	989.6	-	-	-	532.9	-	
Tenure Split (by %)			65.00%				22.75%				12.25%		
Sales Revenue (£)		25,195,088	20,085,000	-	-	-	2,460,413	-	-	-	2,649,675	-	
Average Revenue per unit (£)		419,918	515,000	-	-	-	180,250	-	-	-	360,500	-	
Average Revenue (£ per sq m) GIA		5,792	7,103	-	-	-	2,486	-	-	-	4,972	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		25,195,088											
Scheme Development Costs (£)													
Land (£)		450,000	600,000 per gross ha										
SDLT at prevailing rate (£)		12,000											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		7,875											
Land & associated fees Total (£)		469,875	626,500 per gross ha										
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		14,591,869	9,484,715	-	-	-	3,319,650	-	-	-	1,787,504	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		6,692	4,350	-	-	-	1,523	-	-	-	820	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		14,591,869	9,484,715	-	-	-	3,319,650	-	-	-	1,787,504	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		1,022,054											
Biodiversity Net gain		19,260											
M4(2) @ £1,400 per dwg		-											
10% AH Houses M4(3)2a @ £138 persqm		-											
10% AH Flats M4(3)2a @ £122 persqm		-											
s106 Education		-											
s106 (older persons only)		150,000											
Combined Exe & Pebblebeds		24,000											
Voids (older persons only)		150,000											
		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		1,365,314											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,205,100	1,205,100	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		10,500					6,825	-	-	-	3,675	-	
Professional Fees Total (£)		1,167,350	758,777	-	-	-	265,572	-	-	-	143,000	-	
CIL (£)		995,411											
Total Development Costs (£)		19,805,418											
Development Period													
Development Period		4 Years											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		25,195,088											
Land & associated Fees - inc in interest calc (£)		469,875											
Development Costs (£)		19,335,543											
Finance (£)		1,929,033											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		21,734,452											
Gross Residual Value inc land less finance (£)		3,460,636											
Total Developer/Contractor Return (£)		3,821,480											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-360,844											

Previous		Next		Summary Report 1				Print this report					
Site Name							OP1a VA2-5: 30% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		05/01/2024	Updated		Compiled by	TM	Reference	OP1a VA2-5					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area		0.45	hectares			45.00	2,925.0	-	731.3	3,656.3			
Gross Area		0.45	hectares		Market	31.50	2,047.5	-	511.9	2,559.4			
Net to Gross %		100.00%			Affordable	13.50	877.5	-	219.4	1,096.9			
Density		100.00	per net ha		% Affordable	30.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		45.00	31.50	-	-	-	8.78	-	-	-	4.73	-	
Total NIA exc garages & circ space (sq m)		2,925.0	2,047.5	-	-	-	570.4	-	-	-	307.1	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,925.0	2,047.5	-	-	-	570.4	-	-	-	307.1	-	
Tenure Split (by %)			70.00%				19.50%				10.50%		
Sales Revenue (£)		12,348,473	10,269,000	-	-	-	1,001,228	-	-	-	1,078,245	-	
Average Revenue per unit (£)		274,411	326,000	-	-	-	114,100	-	-	-	228,200	-	
Average Revenue (£ per sq m) GIA		4,222	5,015	-	-	-	1,755	-	-	-	3,511	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		12,348,473											
Scheme Development Costs (£)													
Land (£)		405,000	900,000	per gross ha									
SDLT at prevailing rate (£)		9,750											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		7,088											
Land & associated fees Total (£)		421,838	937,418	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		8,026,567	5,618,597	-	-	-	1,565,181	-	-	-	842,790	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		3,656	2,559	-	-	-	713	-	-	-	384	-	
Total Contingency - 0% Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)		8,026,567	5,618,597	-	-	-	1,565,181	-	-	-	842,790	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		558,385											
Biodiversity Net gain		53,460											
M4(2) @ £1,400 per dwg		-											
10% AH Houses M4(3)2a @ £138 persqm		-											
10% AH Flats M4(3)2a @ £122 persqm		-											
s106 Education		-											
s106 (older persons only)		112,500											
Combined Exe & Pebblebeds		18,000											
Voids (older persons only)		100,000											
		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		842,345											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		616,140	616,140	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,750					4,388	-	-	-	2,363	-	
Professional Fees Total (£)		642,125	449,488	-	-	-	125,214	-	-	-	67,423	-	
CIL (£)		585,662											
Total Development Costs (£)		11,141,427											
Development Period													
Development Period		4 Years											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)		12,348,473											
Land & associated Fees - inc in interest calc (£)		421,838											
Development Costs (£)		10,719,589											
Finance (£)		1,374,433											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		12,515,860											
Gross Residual Value inc land less finance (£)		-167,388											
Total Developer/Contractor Return (£)		1,921,843											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-2,089,231											

Previous		Next		Summary Report 1				Print this report					
Site Name							OP1b VA2-5: 30% AH					Land and Developer Returns Assumptions	
Site Information												Land & associated costs included in cashflow	
Description												Developer & contractor returns excluded from cashflow	
Date		05/01/2024	Updated		Compiled by	TM	Reference	OP1b VA2-5					
Summary Details													
Net Area		0.45	hectares			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Gross Area		0.45	hectares	Market		45.00	2,925.0	-	731.3	3,656.3			
Net to Gross %		100.00%		Affordable		31.50	2,047.5	-	511.9	2,559.4			
Density		100.00	per net ha	% Affordable		13.50	877.5	-	219.4	1,096.9			
						30.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		45.00	31.50	-	-	-	8.78	-	-	-	4.73	-	
Total NIA exc garages & circ space (sq m)		2,925.0	2,047.5	-	-	-	570.4	-	-	-	307.1	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		2,925.0	2,047.5	-	-	-	570.4	-	-	-	307.1	-	
Tenure Split (by %)			70.00%				19.50%				10.50%		
Sales Revenue (£)		12,348,473	10,269,000	-	-	-	1,001,228	-	-	-	1,078,245	-	
Average Revenue per unit (£)		274,411	326,000	-	-	-	114,100	-	-	-	228,200	-	
Average Revenue (£ per sq m) GIA		4,222	5,015	-	-	-	1,755	-	-	-	3,511	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		12,348,473											
Scheme Development Costs (£)													
Land (£)		270,000	600,000 per gross ha										
SDLT at prevailing rate (£)		3,000											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,725											
Land & associated fees Total (£)		277,725	617,167 per gross ha										
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		8,026,567	5,618,597	-	-	-	1,565,181	-	-	-	842,790	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		3,656	2,559	-	-	-	713	-	-	-	384	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		8,026,567	5,618,597	-	-	-	1,565,181	-	-	-	842,790	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		558,385											
Biodiversity Net gain		14,445											
M4(2) @ £1,400 per dwg		-											
10% AH Houses M4(3)2a @ £138 persqm		-											
10% AH Flats M4(3)2a @ £122 persqm		-											
s106 Education		-											
s106 (older persons only)		112,500											
Combined Exe & Pebblebeds		18,000											
Voids (older persons only)		100,000											
		-											
		-											
		-											
Total Policy & Infrastructure Costs (£)		803,330											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		616,140	616,140	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,750					4,388	-	-	-	2,363	-	
Professional Fees Total (£)		642,125	449,488	-	-	-	125,214	-	-	-	67,423	-	
CIL (£)		585,662											
Total Development Costs (£)		10,958,299											
Development Period													
Development Period		4 Years											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		12,348,473											
Land & associated Fees - inc in interest calc (£)		277,725											
Development Costs (£)		10,680,574											
Finance (£)		1,319,060											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		12,277,359											
Gross Residual Value inc land less finance (£)		71,113											
Total Developer/Contractor Return (£)		1,921,843											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-1,850,730											

Previous		Next		Summary Report 1				Print this report																										
Site Name							OP2a VA2-5: 30% AH					Land and Developer Returns Assumptions																						
Site Information												Land & associated costs included in cashflow																						
Description												Developer & contractor returns excluded from cashflow																						
Date		05/01/2024		Updated				Compiled by		TM		Reference		OP2a VA2-5																				
Summary Details													Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)													
Net Area		0.75 hectares						60.00		4,350.0		-		2,342.3		6,692.3																		
Gross Area		0.75 hectares				Market		42.00		3,045.0		-		1,639.6		4,684.6																		
Net to Gross %		100.00%				Affordable		18.00		1,305.0		-		702.7		2,007.7																		
Density		80.00 per net ha				% Affordable		30.00%																										
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Total No of Units		60.00		42.00		-		-		-		11.70		-		-		-		6.30		-												
Total NIA exc garages & circ space (sq m)		4,350.0		3,045.0		-		-		-		848.3		-		-		-		456.8		-												
Garages (sq m)		-		-		-		-		-		-		-		-		-		-		-												
Total NIA inc garages exc circ space (sq m)		4,350.0		3,045.0		-		-		-		848.3		-		-		-		456.8		-												
Tenure Split (by %)		-		70.00%		-		-		-		19.50%		-		-		-		10.50%		-												
Sales Revenue (£)		20,555,535		17,094,000		-		-		-		1,666,665		-		-		-		1,794,870		-												
Average Revenue per unit (£)		342,592		407,000		-		-		-		142,450		-		-		-		284,900		-												
Average Revenue (£ per sq m) GIA		4,725		5,614		-		-		-		1,965		-		-		-		3,930		-												
Capital Contributions (£)													0		0		0		0		0		0		0		0		0		0			
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-			
Total Revenue (£)													20,555,535																					
Scheme Development Costs (£)													Land (£)		675,000		900,000 per gross ha																	
													SDLT at prevailing rate (£)		23,250																			
													Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		11,813																			
													Land & associated fees Total (£)		710,063		946,751 per gross ha																	
													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Build Cost (£) (inc garages)		14,591,869		10,214,308		-		-		-		2,845,414		-		-		-		1,532,146		-												
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-												
Total GIA inc circ space & garages (sq m)		6,692		4,685		-		-		-		1,305		-		-		-		703		-												
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-												
Total Build Cost (£)		14,591,869		10,214,308		-		-		-		2,845,414		-		-		-		1,532,146		-												
Policy & Infrastructure Costs (£)													Total Site Infrastructure Costs		1,022,054																			
													Biodiversity Net gain		71,280																			
													M4(2) @ £1,400 per dwg		-																			
													10% AH Houses M4(3)2a @ £138 persqm		-																			
													10% AH Flats M4(3)2a @ £122 persqm		-																			
													s106 Education		-																			
													s106 (older persons only)		150,000																			
													Combined Exe & Pebblebeds		24,000																			
													Voids (older persons only)		150,000																			
															-																			
															-																			
															-																			
													Total Policy & Infrastructure Costs (£)		1,417,334																			
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,025,640		1,025,640		-		-		-																								
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		9,000										5,850		-		-		-		3,150		-												
Professional Fees Total (£)		1,167,350		817,145		-		-		-		227,633		-		-		-		122,572		-												
CIL (£)													1,071,981																					
Total Development Costs (£)													19,993,236																					
Development Period													4 Years																					
Debit Interest Rate													7.50%																					
Credit Interest Rate													0.00%																					
Annual Discount Rate													0.00%																					
Revenue and Capital Contributions (£)		20,555,535																																
Land & associated Fees - inc in interest calc (£)		710,063																																
Development Costs (£)		19,283,173																																
Finance (£)		2,485,643																																
ADR Cost (£)		0																																
Total Dev Costs Inc Finance & ADR Costs (£)		22,478,879																																
Gross Residual Value inc land less finance (£)		-1,923,344																																
Total Developer/Contractor Return (£)		3,199,142																																
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-5,122,486																																

Previous		Next		Summary Report 1				Print this report																										
Site Name							OP2b VA2-5: 30% AH					Land and Developer Returns Assumptions																						
Site Information												Land & associated costs included in cashflow																						
Description												Developer & contractor returns excluded from cashflow																						
Date		05/01/2024		Updated				Compiled by		TM		Reference		OP2b VA2-5																				
Summary Details													Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)													
Net Area		0.75 hectares				Market		60.00		4,350.0		-		2,342.3		6,692.3																		
Gross Area		0.75 hectares				Affordable		42.00		3,045.0		-		1,639.6		4,684.6																		
Net to Gross %		100.00%				% Affordable		18.00		1,305.0		-		702.7		2,007.7																		
Density		80.00 per net ha						30.00%																										
Scheme Revenue													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Total No of Units		60.00		42.00		-		-		-		11.70		-		-		-		6.30		-												
Total NIA exc garages & circ space (sq m)		4,350.0		3,045.0		-		-		-		848.3		-		-		-		456.8		-												
Garages (sq m)		-		-		-		-		-		-		-		-		-		-		-												
Total NIA inc garages exc circ space (sq m)		4,350.0		3,045.0		-		-		-		848.3		-		-		-		456.8		-												
Tenure Split (by %)		70.00%		-		-		-		19.50%		-		-		-		-		10.50%		-												
Sales Revenue (£)		20,555,535		17,094,000		-		-		-		1,666,665		-		-		-		1,794,870		-												
Average Revenue per unit (£)		342,592		407,000		-		-		-		142,450		-		-		-		284,900		-												
Average Revenue (£ per sq m) GIA		4,725		5,614		-		-		-		1,965		-		-		-		3,930		-												
Capital Contributions (£)													0		0		0		0		0		0		0		0		0		0			
Total Capital contributions (£)													-		-		-		-		-		-		-		-		-		-			
Total Revenue (£)													20,555,535																					
Scheme Development Costs (£)													Land (£)		450,000		600,000 per gross ha																	
SDLT at prevailing rate (£)													12,000																					
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)													7,875																					
Land & associated fees Total (£)													469,875		626,500 per gross ha																			
													Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Build Cost (£) (inc garages)		14,591,869		10,214,308		-		-		-		2,845,414		-		-		-		1,532,146		-												
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-												
Total GIA inc circ space & garages (sq m)		6,692		4,685		-		-		-		1,305		-		-		-		703		-												
Total Contingency - 0% Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-												
Total Build Cost (£)		14,591,869		10,214,308		-		-		-		2,845,414		-		-		-		1,532,146		-												
Policy & Infrastructure Costs (£)													Total Site Infrastructure Costs		1,022,054																			
Biodiversity Net gain													19,260																					
M4(2) @ £1,400 per dwg													-																					
10% AH Houses M4(3)2a @ £138 persqm													-																					
10% AH Flats M4(3)2a @ £122 persqm													-																					
s106 Education													-																					
s106 (older persons only)													150,000																					
Combined Exe & Pebblebeds													24,000																					
Voids (older persons only)													150,000																					
													-																					
													-																					
													-																					
Total Policy & Infrastructure Costs (£)													1,365,314																					
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)													1,025,640		1,025,640		-		-		-													
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)													9,000						5,850		-		-		-		-		3,150		-			
Professional Fees Total (£)													1,167,350		817,145		-		-		-		227,633		-		-		-		122,572		-	
CIL (£)													1,071,981																					
Total Development Costs (£)													19,701,028																					
Development Period													4 Years																					
Debit Interest Rate													7.50%																					
Credit Interest Rate													0.00%																					
Annual Discount Rate													0.00%																					
Revenue and Capital Contributions (£)													20,555,535																					
Land & associated Fees - inc in interest calc (£)													469,875																					
Development Costs (£)													19,231,153																					
Finance (£)													2,389,555																					
ADR Cost (£)													0																					
Total Dev Costs Inc Finance & ADR Costs (£)													22,090,583																					
Gross Residual Value inc land less finance (£)													-1,535,048																					
Total Developer/Contractor Return (£)													3,199,142																					
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)													-4,734,190																					

Care home 60 beds						
	Size of unit (GIA)	3000	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	3000	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	2850	sq m		GEA	Gross external area
	Rooms	60			GIA	Gross internal area
	Floors	3			NIA	Net internal area
	Site coverage	40%				
	Site area	0.25	Hectares			
SCHEME REVENUE						
	Capital value per room	£ 105,000			£ 6,300,000	
	Less purchaser costs	6.80	% of yield x rent			
	Gross Development Value					£ 5,898,876
SITE BENCHMARK						
	Benchmark per ha	£900,000				
	Site benchmark				£225,000	
	SDLT				£1,500	
	Agents and legal	1.75%			£3,938	
	Total site costs					£ 230,438
SCHEME COSTS						
	Build costs	£ 1,892	per sq m		£ 5,676,000	
	Building standards	2.50%	of base build costs		£ 141,900	
	External costs	10%	of base build costs		£ 567,600	
	Total construction costs					£ 6,385,500
	Professional fees	8.00%	of construction costs		£ 510,840	
	Sales and lettings costs	3%	of GDV		£ 176,966	
	Planning obligations				£ 36,000	
	Other policy costs	£17,056			£ 60,660	
	Total 'other costs'					£ 784,466
	CIL	£0.00	per sq m		0	
	Finance costs	6.5%	interest rate			
	Build period	18	months			£ 96,660
	Finance costs for 100% of construction and other costs				£ 721,539	
	Void finance period (in months)	6	months		£ 240,513	
	Total finance costs					£ 962,052
	Developer return	10.0%	scheme value			£ 589,888
	Total scheme costs					£ 9,049,004
RESIDUAL VALUE						
	Residual value	For the scheme				-£ 3,150,128
		Equivalent per hectare				-£ 12,600,510
			Not viable			
Potential for CIL						
	Total potential scheme headroom					-£ 3,150,128
	Headroom per room					-£ 52,502
	Headroom per sq m					NONE