



Report for Herefordshire Council

Local Plan Viability Assessment

Technical Appendices – March 2024

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 county level data supplied by Herefordshire 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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Appendix A National policy and guidance

National policy context

- 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'¹.
- 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.'*²
- 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.'*³
- 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'*⁴

*'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.'*⁵
- v. With regard to non-residential development, the NPPF states that local planning authorities should:

*'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.'*⁶
- 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 plan⁷. It is important

¹ DLUHC, 2023 NPPF Para 16

² DLUHC, 2023 NPPF Para 34

³ DLUHC, 2023 NPPF Para 58

⁴ DLUHC, 2023 NPPF Para 65

⁵ DLUHC, 2023 NPPF Para 66

⁶ DLUHC, 2023 NPPF, para 82

⁷ DLUHC, 2023 NPPF Para 34

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 - Affordable Homes Update** (24 May 2021) is specifically referenced in NPPF and sets out the Government's plans for the delivery of First Homes and the new model for Shared Ownership. First Homes criteria includes the requirement for a discount in perpetuity of at least 30% against market value to a maximum discounted price of £250,000 (£420,000 in Greater London). A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. First Homes are an affordable home ownership product and count towards the NPPF requirement that 10% of all homes are affordable home ownership. First Homes are exempt from CIL.
- viii. **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.
- ix. **Planning Practice Guidance - Planning Practice Guidance**⁸ (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 helpful⁹. 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 supply¹⁰.
- x. 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 and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value.*

⁸ DLUHC, Planning Practice Guidance

⁹ PPG Paragraph: 010 Reference ID: 10-001-20180724

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

- *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.'*
- xi. Land values¹¹ 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.
- xii. 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 delivery¹².
- xiii. **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)¹³. Custom & self-build is exempt, along with affordable homes, charitable development, buildings into which people do not normally go and vacant buildings brought back into the same use¹⁴.
- xiv. 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 developments¹⁵.
- xv. 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 evidence¹⁶.
- xvi. 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 obligations¹⁷. In addition, higher rates should not be charged for minor developments without affordable housing¹⁸. 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.
- xvii. **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*

¹¹ PPG Paragraph: 013 Reference ID: 10-013-20190509 and 014 Reference ID: 10-014-20190509

¹² PPG Paragraph: 018 Reference ID: 10-018-20190509

¹³ PPG Paragraph: 001 Reference ID: 25-001-20190901

¹⁴ PPG Paragraph: 005 Reference ID: 25-005-20190901

¹⁵ PPG Paragraph: 010 Reference ID: 25-010-20190901

¹⁶ PPG Paragraph: 020 Reference ID: 25-020-20190901

¹⁷ PPG Paragraph: 026 Reference ID: 25-026-20190901

¹⁸ PPG Paragraph: 024 Reference ID: 25-024-20240219

*planning practitioners*¹⁹. The foreword to the Advice for planning practitioners includes support from DHCLG, the LGA, the HBF, PINS and POS. PINS and the POS²⁰ 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'

- xviii. 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'

- xix. 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)

- xx. 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)

Principles of viability testing

- xxi. The Advice for planning practitioners²¹ 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

¹⁹ 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

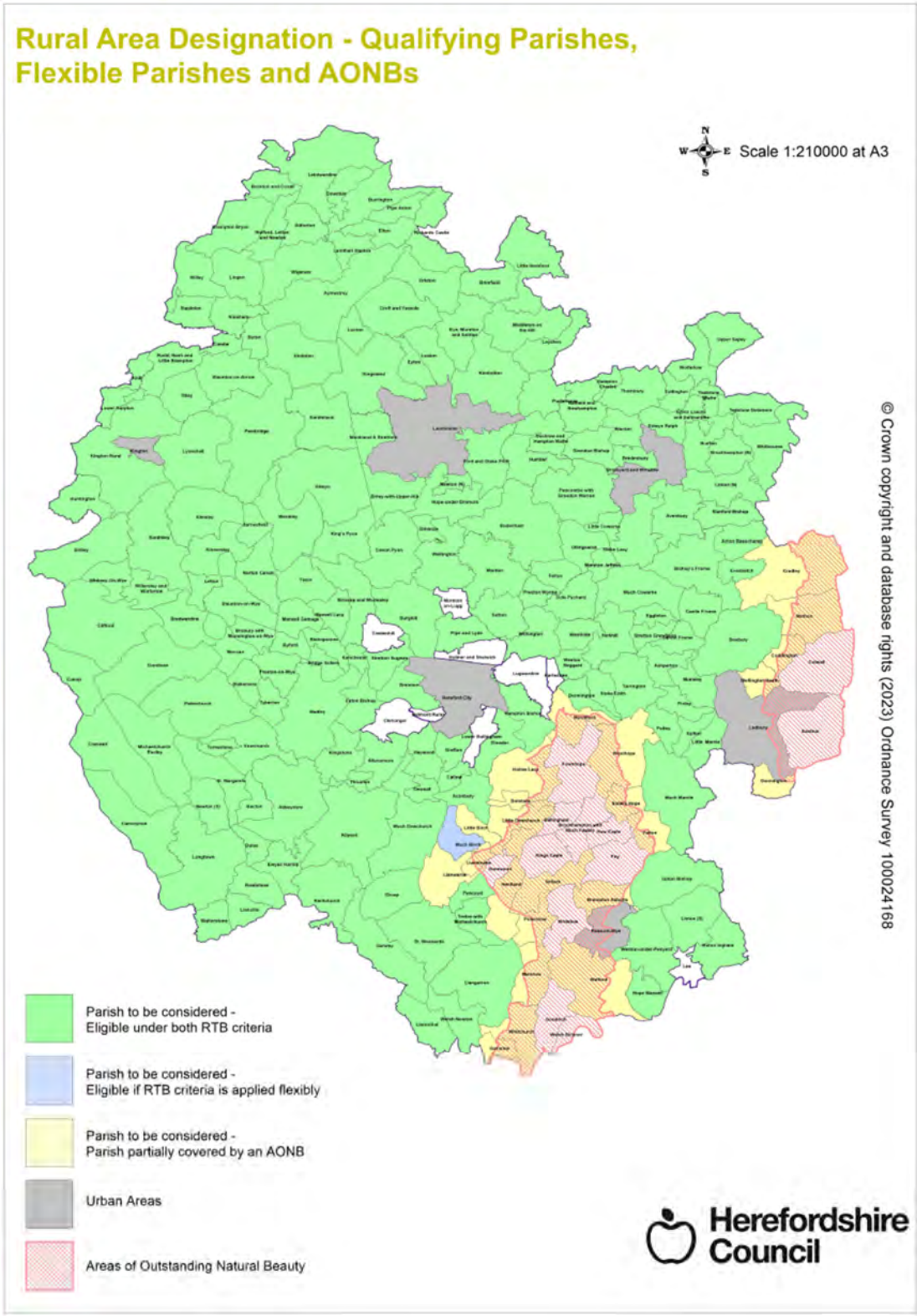
²⁰ Acronyms for the following organisations - Department of Communities and Local Government, LGA Environment and Housing Board, Home Builders Federation, Planning Inspectorate, Planning Officers Society

²¹ Local Housing Delivery Group, 2012, Viability Testing Local Plans - Advice for planning practitioners

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.

- 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 Rural Area Designation



Appendix C Residential transactions

HPI Adjusted Price	Postcode	Type	Address	Floorspace Sqm	Area
£304,593	HR7 4FS	S	2, Porthouse Rise, Bromyard, Herefordshire	94	Bromyard
£304,593	HR7 4FS	S	3, Porthouse Rise, Bromyard, Herefordshire	94	Bromyard
£222,097	HR7 4FS	S	20, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£222,097	HR7 4FS	S	18, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£253,826	HR7 4FS	S	8, Porthouse Rise, Bromyard, Herefordshire	70	Bromyard
£253,826	HR7 4FS	S	11, Porthouse Rise, Bromyard, Herefordshire	70	Bromyard
£296,515	HR7 4FS	D	1, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£223,580	HR7 4FS	S	21, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£239,557	HR7 4FS	S	62, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£311,878	HR7 4FS	D	7, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£216,132	HR7 4FS	T	9, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£328,139	HR7 4FS	S	33, Porthouse Rise, Bromyard, Herefordshire	94	Bromyard
£231,734	HR7 4FS	S	40, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£335,989	HR7 4FS	D	35, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£287,414	HR7 4FS	S	39, Porthouse Rise, Bromyard, Herefordshire	76	Bromyard
£333,723	HR7 4FS	D	37, Porthouse Rise, Bromyard, Herefordshire	94	Bromyard
£306,846	HR7 4FS	S	60, Porthouse Rise, Bromyard, Herefordshire	78	Bromyard
£310,829	HR7 4FS	S	34, Porthouse Rise, Bromyard, Herefordshire	94	Bromyard
£327,910	HR7 4FS	D	36, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£281,932	HR7 4FS	S	59, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£301,683	HR7 4FS	D	38, Porthouse Rise, Bromyard, Herefordshire	94	Bromyard
£308,811	HR7 4FS	D	49, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£221,428	HR7 4FS	S	19, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£265,759	HR7 4FS	S	61, Porthouse Rise, Bromyard, Herefordshire	70	Bromyard
£240,448	HR7 4FS	S	71, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£278,415	HR7 4FS	S	72, Porthouse Rise, Bromyard, Herefordshire	76	Bromyard
£309,326	HR7 4FS	D	50, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£234,121	HR7 4FS	S	69, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£231,596	HR7 4FS	S	63, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£313,844	HR7 4FS	D	73, Porthouse Rise, Bromyard, Herefordshire	78	Bromyard
£312,985	HR7 4FS	D	76, Porthouse Rise, Bromyard, Herefordshire	79	Bromyard
£272,207	HR7 4FS	S	70, Porthouse Rise, Bromyard, Herefordshire	76	Bromyard
£225,943	HR7 4FS	S	65, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£221,988	HR7 4FS	S	67, Porthouse Rise, Bromyard, Herefordshire	59	Bromyard
£266,066	HR7 4FS	D	51, Porthouse Rise, Bromyard, Herefordshire	78	Bromyard
£263,555	HR7 4FS	S	75, Porthouse Rise, Bromyard, Herefordshire	76	Bromyard
£257,364	HR7 4FS	S	66, Porthouse Rise, Bromyard, Herefordshire	76	Bromyard
£255,183	HR7 4FS	S	74, Porthouse Rise, Bromyard, Herefordshire	76	Bromyard
£236,907	HR7 4FS	S	64, Porthouse Rise, Bromyard, Herefordshire	76	Bromyard
£369,011	HR4 0FG	D	3, Trilleck Gardens, Hereford, Herefordshire	97	Hereford
£449,530	HR4 9WE	D	1, Blackcap Drive, Holmer, Hereford, Herefordshire	120	Hereford
£556,881	HR4 9WA	D	4, Avocet Road, Holmer, Hereford, Herefordshire	153	Hereford
£391,823	HR4 0FG	D	2, Trilleck Gardens, Hereford, Herefordshire	104	Hereford
£476,361	HR4 0FG	D	4, Trilleck Gardens, Hereford, Herefordshire	127	Hereford
£395,623	HR4 0EA	S	1, Apple Grove, Hereford, Herefordshire	123	Hereford
£536,746	HR1 1FB	D	20, Mantella Drive, Hereford, Herefordshire	131	Hereford
£489,787	HR4 9WE	D	14, Blackcap Drive, Holmer, Hereford, Herefordshire	128	Hereford
£517,899	HR4 9WA	D	5, Avocet Road, Holmer, Hereford, Herefordshire	139	Hereford
£313,866	HR4 9WE	S	2, Blackcap Drive, Holmer, Hereford, Herefordshire	79	Hereford
£313,866	HR4 9WE	S	3, Blackcap Drive, Holmer, Hereford, Herefordshire	79	Hereford
£315,100	HR1 2UG	F	Copper Trees, 1, Bodenham Road, Hereford, Herefordshire	70	Hereford
£471,617	HR4 0ES	D	18, Fiennes Way, Hereford, Herefordshire	127	Hereford
£476,946	HR4 0EA	D	6, Apple Grove, Hereford, Herefordshire	129	Hereford
£452,965	HR1 1FB	D	23, Mantella Drive, Hereford, Herefordshire	113	Hereford
£315,100	HR1 2UG	F	Copper Trees, 4, Bodenham Road, Hereford, Herefordshire	70	Hereford
£540,895	HR1 1FB	D	27, Mantella Drive, Hereford, Herefordshire	131	Hereford
£486,278	HR4 9WE	D	4, Blackcap Drive, Holmer, Hereford, Herefordshire	128	Hereford
£327,257	HR4 0ES	S	6, Fiennes Way, Hereford, Herefordshire	88	Hereford
£327,257	HR4 0ES	S	5, Fiennes Way, Hereford, Herefordshire	88	Hereford
£385,207	HR4 9WE	D	6, Blackcap Drive, Holmer, Hereford, Herefordshire	105	Hereford
£467,465	HR4 0FG	D	1, Trilleck Gardens, Hereford, Herefordshire	129	Hereford

£391,729	HR1 1FB	D	12, Mantella Drive, Hereford, Herefordshire	107	Hereford
£483,141	HR4 9WE	D	5, Blackcap Drive, Holmer, Hereford, Herefordshire	128	Hereford
£365,620	HR4 9WF	D	11, Carrion Grove, Holmer, Hereford, Herefordshire	90	Hereford
£359,091	HR4 9WE	D	8, Blackcap Drive, Holmer, Hereford, Herefordshire	90	Hereford
£417,845	HR1 1FB	D	22, Mantella Drive, Hereford, Herefordshire	112	Hereford
£326,564	HR4 0ES	S	14, Fiennes Way, Hereford, Herefordshire	88	Hereford
£414,342	HR1 1FB	D	21, Mantella Drive, Hereford, Herefordshire	112	Hereford
£443,698	HR1 1FB	D	16, Mantella Drive, Hereford, Herefordshire	113	Hereford
£417,598	HR4 0ES	D	4, Fiennes Way, Hereford, Herefordshire	118	Hereford
£384,194	HR4 0ES	S	16, Fiennes Way, Hereford, Herefordshire	123	Hereford
£574,206	HR4 9WE	D	7, Blackcap Drive, Holmer, Hereford, Herefordshire	153	Hereford
£508,949	HR1 1FB	D	32, Mantella Drive, Hereford, Herefordshire	126	Hereford
£302,036	HR1 1FF	T	3, Hylidae Road, Hereford, Herefordshire	77	Hereford
£332,967	HR4 0EA	S	30, Apple Grove, Hereford, Herefordshire	88	Hereford
£326,564	HR4 0EA	S	29, Apple Grove, Hereford, Herefordshire	88	Hereford
£320,160	HR4 0ES	S	13, Fiennes Way, Hereford, Herefordshire	88	Hereford
£384,979	HR4 9WF	D	12, Carrion Grove, Holmer, Hereford, Herefordshire	105	Hereford
£417,598	HR1 1FB	D	26, Mantella Drive, Hereford, Herefordshire	112	Hereford
£417,598	HR1 1FB	D	25, Mantella Drive, Hereford, Herefordshire	112	Hereford
£414,988	HR4 0ES	D	2, Fiennes Way, Hereford, Herefordshire	118	Hereford
£456,748	HR1 1FB	D	28, Mantella Drive, Hereford, Herefordshire	122	Hereford
£511,559	HR1 1FB	D	30, Mantella Drive, Hereford, Herefordshire	126	Hereford
£489,373	HR4 0EA	D	31, Apple Grove, Hereford, Herefordshire	127	Hereford
£535,049	HR1 1FB	D	34, Mantella Drive, Hereford, Herefordshire	131	Hereford
£535,049	HR1 1FB	D	29, Mantella Drive, Hereford, Herefordshire	131	Hereford
£532,439	HR1 1FB	D	33, Mantella Drive, Hereford, Herefordshire	131	Hereford
£525,914	HR1 1FB	D	24, Mantella Drive, Hereford, Herefordshire	131	Hereford
£382,315	HR4 0ES	S	15, Fiennes Way, Hereford, Herefordshire	123	Hereford
£458,672	HR4 0ES	D	3, Fiennes Way, Hereford, Herefordshire	127	Hereford
£457,377	HR4 0ES	D	1, Fiennes Way, Hereford, Herefordshire	127	Hereford
£308,491	HR1 2UG	F	Copper Trees, 5, Bodenham Road, Hereford, Herefordshire	70	Hereford
£531,232	HR1 1FB	D	31, Mantella Drive, Hereford, Herefordshire	131	Hereford
£453,489	HR4 0ES	D	19, Fiennes Way, Hereford, Herefordshire	127	Hereford
£263,619	HR1 2UG	F	Copper Trees, 3, Bodenham Road, Hereford, Herefordshire	47	Hereford
£300,718	HR1 1FF	T	1, Hylidae Road, Hereford, Herefordshire	77	Hereford
£379,634	HR4 0EA	D	27, Apple Grove, Hereford, Herefordshire	104	Hereford
£427,517	HR4 9WF	D	10, Carrion Grove, Holmer, Hereford, Herefordshire	120	Hereford
£336,883	HR4 9WF	D	9, Carrion Grove, Holmer, Hereford, Herefordshire	84	Hereford
£362,797	HR4 9WF	D	14, Carrion Grove, Holmer, Hereford, Herefordshire	90	Hereford
£362,797	HR4 9WF	D	13, Carrion Grove, Holmer, Hereford, Herefordshire	90	Hereford
£427,517	HR4 9WE	D	13, Blackcap Drive, Holmer, Hereford, Herefordshire	120	Hereford
£507,909	HR1 1FB	D	36, Mantella Drive, Hereford, Herefordshire	126	Hereford
£464,097	HR4 0ES	D	17, Fiennes Way, Hereford, Herefordshire	129	Hereford
£300,139	HR1 1FF	T	2, Hylidae Road, Hereford, Herefordshire	77	Hereford
£107,469	HR1 2JU	F	Knights Court, Flat 2, Central Avenue, Hereford, Herefordshire	30	Hereford
£418,340	HR4 0EA	D	28, Apple Grove, Hereford, Herefordshire	118	Hereford
£461,482	HR4 0EA	D	5, Apple Grove, Hereford, Herefordshire	127	Hereford
£522,868	HR4 9WE	D	9, Blackcap Drive, Holmer, Hereford, Herefordshire	153	Hereford
£434,028	HR1 1FB	D	38, Mantella Drive, Hereford, Herefordshire	112	Hereford
£392,200	HR1 1RE	D	2, Church Pastures, Holmer, Hereford, Herefordshire	112	Hereford
£137,035	HR1 2JU	F	Knights Court, Flat 7, Central Avenue, Hereford, Herefordshire	40	Hereford
£106,708	HR1 2JU	F	Knights Court, Flat 1, Central Avenue, Hereford, Herefordshire	28	Hereford
£455,351	HR1 1FB	D	56, Mantella Drive, Hereford, Herefordshire	113	Hereford
£428,262	HR1 1FB	D	37, Mantella Drive, Hereford, Herefordshire	112	Hereford
£470,837	HR4 9WE	D	12, Blackcap Drive, Holmer, Hereford, Herefordshire	128	Hereford
£354,740	HR4 9WF	D	1, Carrion Grove, Holmer, Hereford, Herefordshire	82	Hereford
£376,285	HR1 1WE	F	Holm House, Flat 2, Hafod Park, Hereford, Herefordshire	96	Hereford
£387,518	HR1 1WE	F	Holm House, Flat 3, Hafod Park, Hereford, Herefordshire	97	Hereford
£383,119	HR4 9WF	D	26, Carrion Grove, Holmer, Hereford, Herefordshire	105	Hereford
£483,737	HR4 9WA	D	6, Avocet Road, Holmer, Hereford, Herefordshire	130	Hereford
£389,978	HR1 1WE	F	Holm House, Flat 4, Hafod Park, Hereford, Herefordshire	96	Hereford
£110,776	HR1 2JU	F	Knights Court, Flat 3, Central Avenue, Hereford, Herefordshire	27	Hereford
£367,370	HR1 1WE	F	Holm House, Flat 1, Hafod Park, Hereford, Herefordshire	97	Hereford
£481,181	HR1 1FB	D	39, Mantella Drive, Hereford, Herefordshire	113	Hereford
£500,630	HR4 9WE	D	11, Blackcap Drive, Holmer, Hereford, Herefordshire	153	Hereford
£312,957	HR4 9WG	S	3, Dunnock Close, Holmer, Hereford, Herefordshire	79	Hereford

£312,944	HR4 9WG	S	2, Dunnock Close, Holmer, Hereford, Herefordshire	79	Hereford
£386,250	HR4 9WF	D	25, Carrion Grove, Holmer, Hereford, Herefordshire	105	Hereford
£386,250	HR4 9WF	D	27, Carrion Grove, Holmer, Hereford, Herefordshire	105	Hereford
£435,669	HR4 9WG	D	1, Dunnock Close, Holmer, Hereford, Herefordshire	120	Hereford
£481,187	HR4 9WF	D	24, Carrion Grove, Holmer, Hereford, Herefordshire	141	Hereford
£386,144	HR1 1FB	D	17, Mantella Drive, Hereford, Herefordshire	107	Hereford
£310,443	HR1 1FB	S	41, Mantella Drive, Hereford, Herefordshire	77	Hereford
£319,847	HR1 2UG	F	Copper Trees, 2, Bodenham Road, Hereford, Herefordshire	70	Hereford
£501,995	HR4 9WA	D	8, Avocet Road, Holmer, Hereford, Herefordshire	139	Hereford
£310,443	HR1 1FB	S	40, Mantella Drive, Hereford, Herefordshire	77	Hereford
£514,861	HR1 1FB	D	35, Mantella Drive, Hereford, Herefordshire	131	Hereford
£384,799	HR4 9WG	D	4, Dunnock Close, Holmer, Hereford, Herefordshire	105	Hereford
£276,029	HR1 2UG	F	Copper Trees, 6, Bodenham Road, Hereford, Herefordshire	47	Hereford
£254,563	HR1 1FB	T	45, Mantella Drive, Hereford, Herefordshire	63	Hereford
£252,043	HR1 1FB	T	43, Mantella Drive, Hereford, Herefordshire	63	Hereford
£249,522	HR1 1FB	T	44, Mantella Drive, Hereford, Herefordshire	63	Hereford
£319,544	HR4 9WG	S	22, Dunnock Close, Holmer, Hereford, Herefordshire	79	Hereford
£318,202	HR4 9WG	S	23, Dunnock Close, Holmer, Hereford, Herefordshire	79	Hereford
£437,873	HR4 9WG	D	25, Dunnock Close, Holmer, Hereford, Herefordshire	120	Hereford
£323,231	HR4 9WG	S	9, Dunnock Close, Holmer, Hereford, Herefordshire	79	Hereford
£323,231	HR4 9WG	S	8, Dunnock Close, Holmer, Hereford, Herefordshire	79	Hereford
£353,987	HR4 9WG	D	10, Dunnock Close, Holmer, Hereford, Herefordshire	84	Hereford
£353,987	HR4 9WG	D	11, Dunnock Close, Holmer, Hereford, Herefordshire	84	Hereford
£108,888	HR1 2JU	F	Knights Court, Flat 4, Central Avenue, Hereford, Herefordshire	27	Hereford
£367,523	HR4 9WG	S	24, Dunnock Close, Holmer, Hereford, Herefordshire	90	Hereford
£289,424	HR4 9WG	S	18, Dunnock Close, Holmer, Hereford, Herefordshire	65	Hereford
£546,230	HR4 9WA	D	7, Avocet Road, Holmer, Hereford, Herefordshire	153	Hereford
£466,356	HR1 1FB	D	42, Mantella Drive, Hereford, Herefordshire	113	Hereford
£357,493	HR1 1FD	D	2, Common View, Tupsley, Hereford, Herefordshire	77	Hereford
£517,434	HR4 9WG	D	5, Dunnock Close, Holmer, Hereford, Herefordshire	139	Hereford
£289,932	HR4 9WG	S	17, Dunnock Close, Holmer, Hereford, Herefordshire	65	Hereford
£401,784	HR4 9WG	D	16, Dunnock Close, Holmer, Hereford, Herefordshire	105	Hereford
£403,188	HR1 1FB	D	58, Mantella Drive, Hereford, Herefordshire	107	Hereford
£510,707	HR1 1FD	D	1, Common View, Hereford, Herefordshire	113	Hereford
£490,554	HR4 9WG	D	14, Dunnock Close, Holmer, Hereford, Herefordshire	128	Hereford
£490,554	HR4 9WG	D	15, Dunnock Close, Holmer, Hereford, Herefordshire	128	Hereford
£726,510	HR1 1WE	D	1, Hafod Park, Hereford, Herefordshire	162	Hereford
£706,330	HR1 1WE	D	3, Hafod Park, Hereford, Herefordshire	162	Hereford
£773,599	HR1 1WE	D	2, Hafod Park, Hereford, Herefordshire	209	Hereford
£517,975	HR4 9WG	D	7, Dunnock Close, Holmer, Hereford, Herefordshire	139	Hereford
£726,510	HR1 1WE	D	4, Hafod Park, Hereford, Herefordshire	162	Hereford
£437,252	HR1 1RE	D	1, Church Pastures, Holmer, Hereford, Herefordshire	124	Hereford
£276,823	HR4 9WA	T	10, Avocet Road, Holmer, Hereford, Herefordshire	65	Hereford
£276,823	HR4 9WA	T	13, Avocet Road, Holmer, Hereford, Herefordshire	65	Hereford
£233,591	HR1 2UG	F	Copper Trees, 8, Bodenham Road, Hereford, Herefordshire	70	Hereford
£256,963	HR4 9WA	T	12, Avocet Road, Holmer, Hereford, Herefordshire	65	Hereford
£487,245	HR4 9WG	D	13, Dunnock Close, Holmer, Hereford, Herefordshire	139	Hereford
£256,963	HR4 9WA	T	11, Avocet Road, Holmer, Hereford, Herefordshire	65	Hereford
£513,944	HR4 9WA	D	2, Avocet Road, Holmer, Hereford, Herefordshire	128	Hereford
£533,901	HR4 9WA	D	1, Avocet Road, Holmer, Hereford, Herefordshire	139	Hereford
£547,317	HR4 9WG	D	12, Dunnock Close, Holmer, Hereford, Herefordshire	153	Hereford
£144,982	HR4 ODA	F	Mundi Court, Flat 6, Friars Street, Hereford, Herefordshire	75	Hereford
£472,134	HR4 9WA	D	14, Avocet Road, Holmer, Hereford, Herefordshire	132	Hereford
£472,134	HR4 9WA	D	9, Avocet Road, Holmer, Hereford, Herefordshire	132	Hereford
£390,909	HR1 1RE	D	3, Church Pastures, Holmer, Hereford, Herefordshire	112	Hereford
£358,333	HR4 9EH	D	1, Gatekeeper Drive, Holmer, Hereford, Herefordshire	79	Hereford
£326,394	HR4 9FF	S	16, Hedgerow Way, Holmer, Hereford, Herefordshire	79	Hereford
£322,914	HR1 2UG	F	Copper Trees, 7, Bodenham Road, Hereford, Herefordshire	40	Hereford
£372,424	HR4 9FF	D	9, Hedgerow Way, Holmer, Hereford, Herefordshire	90	Hereford
£226,550	HR4 OFH	F	William Grange, Flat 39, Friars Street, Hereford, Herefordshire	52	Hereford
£215,219	HR4 OFH	F	William Grange, Flat 8, Friars Street, Hereford, Herefordshire	52	Hereford
£178,396	HR4 OFH	F	William Grange, Flat 15, Friars Street, Hereford, Herefordshire	52	Hereford
£300,197	HR4 OFH	F	William Grange, Flat 54, Friars Street, Hereford, Herefordshire	63	Hereford
£192,559	HR4 OFH	F	William Grange, Flat 16, Friars Street, Hereford, Herefordshire	51	Hereford
£215,219	HR4 OFH	F	William Grange, Flat 40, Friars Street, Hereford, Herefordshire	58	Hereford
£345,518	HR4 OFH	F	William Grange, Flat 25, Friars Street, Hereford, Herefordshire	76	Hereford

£311,527	HR4 0FH	F	William Grange, Flat 3, Friars Street, Hereford, Herefordshire	76	Hereford
£362,513	HR4 0FH	F	William Grange, Flat 21, Friars Street, Hereford, Herefordshire	89	Hereford
£326,449	HR4 9FF	S	17, Hedgerow Way, Holmer, Hereford, Herefordshire	79	Hereford
£439,653	HR4 9EX	D	6, Ringlet Drive, Holmer, Hereford, Herefordshire	116	Hereford
£407,326	HR1 1RE	D	8, Church Pastures, Holmer, Hereford, Herefordshire	112	Hereford
£556,032	HR4 9WA	D	3, Avocet Road, Holmer, Hereford, Herefordshire	153	Hereford
£443,405	HR1 1RE	D	4, Church Pastures, Holmer, Hereford, Herefordshire	124	Hereford
£359,895	HR4 9EX	S	5, Ringlet Drive, Holmer, Hereford, Herefordshire	108	Hereford
£359,895	HR4 9EX	S	2, Ringlet Drive, Holmer, Hereford, Herefordshire	108	Hereford
£359,895	HR4 9EX	S	4, Ringlet Drive, Holmer, Hereford, Herefordshire	108	Hereford
£359,895	HR4 9EX	S	3, Ringlet Drive, Holmer, Hereford, Herefordshire	108	Hereford
£369,004	HR4 9FA	D	1, Adonis Way, Holmer, Hereford, Herefordshire	79	Hereford
£443,339	HR4 9EY	D	1, Admiral Road, Holmer, Hereford, Herefordshire	117	Hereford
£365,694	HR1 2LW	F	Alban House, 7a, Apartment 9, East Street, Hereford, Herefordshire	73	Hereford
£165,705	HR1 2LW	F	Alban Court, 7a, Apartment 2, East Street, Hereford, Herefordshire	42	Hereford
£284,805	HR4 9EY	S	4, Admiral Road, Holmer, Hereford, Herefordshire	68	Hereford
£284,805	HR4 9EY	S	5, Admiral Road, Holmer, Hereford, Herefordshire	68	Hereford
£367,020	HR4 9FA	D	10, Adonis Way, Holmer, Hereford, Herefordshire	79	Hereford
£422,834	HR1 2LW	F	Alban House, 7a, Apartment 10, East Street, Hereford, Herefordshire	96	Hereford
£166,305	HR1 2LW	F	Alban Court, 7a, Apartment 4, East Street, Hereford, Herefordshire	42	Hereford
£367,452	HR4 9FA	D	4, Adonis Way, Holmer, Hereford, Herefordshire	79	Hereford
£367,452	HR4 9FA	D	12, Adonis Way, Holmer, Hereford, Herefordshire	79	Hereford
£380,438	HR4 9FA	D	11, Adonis Way, Holmer, Hereford, Herefordshire	90	Hereford
£365,168	HR4 9EY	D	6, Admiral Road, Holmer, Hereford, Herefordshire	79	Hereford
£365,168	HR4 9EY	D	7, Admiral Road, Holmer, Hereford, Herefordshire	79	Hereford
£207,641	HR4 0LA	T	The Potting Shed, 4, Ryelands Street, Hereford, Herefordshire	67	Hereford
£282,831	HR4 9EN	S	17, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£289,116	HR4 9FD	S	16, Monarch Road, Holmer, Hereford, Herefordshire	68	Hereford
£289,053	HR4 9FD	S	15, Monarch Road, Holmer, Hereford, Herefordshire	68	Hereford
£367,855	HR4 9FB	D	1, Grayling Drive, Holmer, Hereford, Herefordshire	79	Hereford
£277,440	HR4 0LA	D	The Potting Shed, 9, Ryelands Street, Hereford, Herefordshire	89	Hereford
£164,904	HR4 0LA	F	The Potting Shed, 6, Ryelands Street, Hereford, Herefordshire	53	Hereford
£212,115	HR4 0LA	T	The Potting Shed, 1, Ryelands Street, Hereford, Herefordshire	67	Hereford
£166,571	HR4 0LA	F	The Potting Shed, 7, Ryelands Street, Hereford, Herefordshire	53	Hereford
£166,571	HR4 0LA	F	The Potting Shed, 5, Ryelands Street, Hereford, Herefordshire	53	Hereford
£209,057	HR4 0LA	T	The Potting Shed, 2, Ryelands Street, Hereford, Herefordshire	67	Hereford
£371,129	HR4 9FD	D	9, Monarch Road, Holmer, Hereford, Herefordshire	84	Hereford
£328,630	HR4 9FD	S	10, Monarch Road, Holmer, Hereford, Herefordshire	81	Hereford
£450,365	HR4 9FD	D	3, Monarch Road, Holmer, Hereford, Herefordshire	116	Hereford
£450,365	HR4 9FD	D	14, Monarch Road, Holmer, Hereford, Herefordshire	116	Hereford
£281,851	HR4 9FD	S	1, Monarch Road, Holmer, Hereford, Herefordshire	68	Hereford
£275,723	HR4 9EN	S	20, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£281,851	HR4 9FD	S	2, Monarch Road, Holmer, Hereford, Herefordshire	68	Hereford
£318,614	HR4 9FD	S	11, Monarch Road, Holmer, Hereford, Herefordshire	81	Hereford
£407,527	HR4 9FD	D	12, Monarch Road, Holmer, Hereford, Herefordshire	130	Hereford
£412,086	HR1 1RE	D	5, Church Pastures, Holmer, Hereford, Herefordshire	112	Hereford
£405,843	HR4 9FD	D	6, Monarch Road, Holmer, Hereford, Herefordshire	130	Hereford
£468,280	HR4 9FD	D	4, Monarch Road, Holmer, Hereford, Herefordshire	131	Hereford
£196,761	HR4 0LA	T	The Potting Shed, 3, Ryelands Street, Hereford, Herefordshire	67	Hereford
£506,962	HR4 9FD	D	8, Monarch Road, Holmer, Hereford, Herefordshire	144	Hereford
£146,500	HR1 2LW	F	Alban Court, 7a, Apartment 1, East Street, Hereford, Herefordshire	41	Hereford
£273,686	HR4 9FB	S	8, Grayling Drive, Holmer, Hereford, Herefordshire	68	Hereford
£272,496	HR4 9FB	S	3, Grayling Drive, Holmer, Hereford, Herefordshire	68	Hereford
£272,496	HR4 9FB	S	2, Grayling Drive, Holmer, Hereford, Herefordshire	68	Hereford
£452,645	HR4 9FD	D	7, Monarch Road, Holmer, Hereford, Herefordshire	131	Hereford
£451,605	HR4 9FD	D	5, Monarch Road, Holmer, Hereford, Herefordshire	131	Hereford
£388,285	HR1 1RE	D	7, Church Pastures, Holmer, Hereford, Herefordshire	112	Hereford
£265,832	HR4 9EN	S	18, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£265,832	HR4 9EN	S	16, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£346,410	HR4 9EX	D	8, Ringlet Drive, Holmer, Hereford, Herefordshire	79	Hereford
£309,655	HR4 9FB	S	5, Grayling Drive, Holmer, Hereford, Herefordshire	79	Hereford
£265,798	HR4 9FB	S	9, Grayling Drive, Holmer, Hereford, Herefordshire	68	Hereford
£309,655	HR4 9FB	S	4, Grayling Drive, Holmer, Hereford, Herefordshire	79	Hereford
£335,137	HR4 9EN	S	64, Emperor Way, Holmer, Hereford, Herefordshire	99	Hereford
£145,344	HR1 2LW	F	Alban Court, 7a, Apartment 3, East Street, Hereford, Herefordshire	39	Hereford
£370,573	HR1 1RE	D	10, Church Pastures, Holmer, Hereford, Herefordshire	112	Hereford

£120,044	HR4 ODA	F	Mundi Court, Flat 8, Friars Street, Hereford, Herefordshire	44	Hereford
£341,186	HR4 9EN	S	62, Emperor Way, Holmer, Hereford, Herefordshire	99	Hereford
£340,022	HR4 9EN	S	63, Emperor Way, Holmer, Hereford, Herefordshire	99	Hereford
£388,285	HR1 1RE	D	9, Church Pastures, Holmer, Hereford, Herefordshire	112	Hereford
£263,897	HR4 9EN	S	15, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£120,647	HR4 ODA	F	Mundi Court, Flat 10, Friars Street, Hereford, Herefordshire	45	Hereford
£338,299	HR4 9EN	S	23, Emperor Way, Holmer, Hereford, Herefordshire	81	Hereford
£334,691	HR4 9EN	S	24, Emperor Way, Holmer, Hereford, Herefordshire	81	Hereford
£121,035	HR4 ODA	F	Mundi Court, Flat 12, Friars Street, Hereford, Herefordshire	45	Hereford
£122,136	HR4 ODA	F	Mundi Court, Flat 1, Friars Street, Hereford, Herefordshire	44	Hereford
£339,864	HR4 9EN	D	59, Emperor Way, Holmer, Hereford, Herefordshire	79	Hereford
£387,565	HR4 9EN	D	58, Emperor Way, Holmer, Hereford, Herefordshire	130	Hereford
£318,566	HR4 9EN	S	21, Emperor Way, Holmer, Hereford, Herefordshire	79	Hereford
£345,767	HR4 9EN	S	61, Emperor Way, Holmer, Hereford, Herefordshire	99	Hereford
£419,762	HR4 9EN	D	25, Emperor Way, Holmer, Hereford, Herefordshire	116	Hereford
£272,784	HR4 9EN	S	19, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£317,794	HR4 9FB	S	6, Grayling Drive, Holmer, Hereford, Herefordshire	79	Hereford
£317,794	HR4 9FB	S	7, Grayling Drive, Holmer, Hereford, Herefordshire	79	Hereford
£347,504	HR4 9EN	S	60, Emperor Way, Holmer, Hereford, Herefordshire	99	Hereford
£139,379	HR4 ODA	F	Mundi Court, Flat 11, Friars Street, Hereford, Herefordshire	76	Hereford
£503,750	HR4 9EN	D	28, Emperor Way, Holmer, Hereford, Herefordshire	144	Hereford
£397,770	HR4 9EX	D	10, Ringlet Drive, Holmer, Hereford, Herefordshire	130	Hereford
£334,345	HR4 9EN	S	65, Emperor Way, Holmer, Hereford, Herefordshire	99	Hereford
£273,240	HR4 9EF	S	4, Swallowtail Road, Holmer, Hereford, Herefordshire	68	Hereford
£273,240	HR4 9EF	S	3, Swallowtail Road, Holmer, Hereford, Herefordshire	68	Hereford
£273,240	HR4 9EF	S	5, Swallowtail Road, Holmer, Hereford, Herefordshire	68	Hereford
£275,452	HR4 9EF	S	7, Swallowtail Road, Holmer, Hereford, Herefordshire	68	Hereford
£270,918	HR4 9EF	S	6, Swallowtail Road, Holmer, Hereford, Herefordshire	68	Hereford
£270,918	HR4 9EF	S	8, Swallowtail Road, Holmer, Hereford, Herefordshire	68	Hereford
£332,254	HR4 9EN	S	27, Emperor Way, Holmer, Hereford, Herefordshire	99	Hereford
£122,845	HR4 ODA	F	Mundi Court, Flat 15, Friars Street, Hereford, Herefordshire	45	Hereford
£387,492	HR4 9EX	D	15, Ringlet Drive, Holmer, Hereford, Herefordshire	130	Hereford
£128,896	HR4 ODA	F	Mundi Court, Flat 14, Friars Street, Hereford, Herefordshire	45	Hereford
£106,339	HR1 2RS	F	18, Eign Mill Road, Hereford, Herefordshire	95	Hereford
£277,356	HR4 9EN	S	29, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£271,764	HR4 9EN	S	30, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£133,483	HR4 ODA	F	Mundi Court, Flat 13, Friars Street, Hereford, Herefordshire	44	Hereford
£271,510	HR4 9EH	S	2, Gatekeeper Drive, Holmer, Hereford, Herefordshire	68	Hereford
£271,510	HR4 9EH	S	3, Gatekeeper Drive, Holmer, Hereford, Herefordshire	68	Hereford
£464,706	HR4 9FE	D	6, Hairstreak Lane, Holmer, Hereford, Herefordshire	144	Hereford
£464,841	HR4 9EL	D	7, Peacock Avenue, Holmer, Hereford, Herefordshire	144	Hereford
£369,605	HR4 9EN	D	43, Emperor Way, Holmer, Hereford, Herefordshire	130	Hereford
£364,399	HR4 9EN	D	40, Emperor Way, Holmer, Hereford, Herefordshire	130	Hereford
£262,859	HR4 9EN	S	35, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£259,742	HR4 9EN	S	36, Emperor Way, Holmer, Hereford, Herefordshire	68	Hereford
£452,165	HR4 9FN	D	11, Clubtail Drive, Holmer, Hereford, Herefordshire	139	Hereford
£348,825	HR8 2GU	S	12, Kipling Road, Ledbury, Herefordshire	77	Ledbury
£551,600	HR8 2GU	D	13, Kipling Road, Ledbury, Herefordshire	143	Ledbury
£269,596	HR8 2GU	S	16, Kipling Road, Ledbury, Herefordshire	58	Ledbury
£269,684	HR8 2GU	S	17, Kipling Road, Ledbury, Herefordshire	58	Ledbury
£349,643	HR8 2GX	D	10, Hopkins Cross, Ledbury, Herefordshire	85	Ledbury
£449,549	HR8 2GU	D	24, Kipling Road, Ledbury, Herefordshire	115	Ledbury
£313,808	HR8 2GX	S	12, Hopkins Cross, Ledbury, Herefordshire	76	Ledbury
£368,380	HR8 2GU	D	18, Kipling Road, Ledbury, Herefordshire	93	Ledbury
£419,572	HR8 2GU	D	84, Kipling Road, Ledbury, Herefordshire	114	Ledbury
£362,110	HR8 2GX	D	9, Hopkins Cross, Ledbury, Herefordshire	100	Ledbury
£345,083	HR8 2GU	S	15, Kipling Road, Ledbury, Herefordshire	93	Ledbury
£446,604	HR8 2GU	D	83, Kipling Road, Ledbury, Herefordshire	122	Ledbury
£357,282	HR8 2GX	D	2, Hopkins Cross, Ledbury, Herefordshire	100	Ledbury
£345,083	HR8 2GU	S	21, Kipling Road, Ledbury, Herefordshire	93	Ledbury
£362,110	HR8 2GX	D	3, Hopkins Cross, Ledbury, Herefordshire	97	Ledbury
£405,564	HR8 2GU	D	87, Kipling Road, Ledbury, Herefordshire	114	Ledbury
£318,993	HR8 2GU	S	81, Kipling Road, Ledbury, Herefordshire	76	Ledbury
£318,993	HR8 2GU	S	80, Kipling Road, Ledbury, Herefordshire	76	Ledbury
£365,579	HR8 2LU	D	4, Skynner Avenue, Ledbury, Herefordshire	100	Ledbury
£400,226	HR8 2GX	D	5, Hopkins Cross, Ledbury, Herefordshire	114	Ledbury

£418,147	HR8 2GX	D	4, Hopkins Cross, Ledbury, Herefordshire	118	Ledbury
£316,045	HR8 2GU	S	20, Kipling Road, Ledbury, Herefordshire	77	Ledbury
£358,417	HR8 2GU	D	25, Kipling Road, Ledbury, Herefordshire	93	Ledbury
£365,579	HR8 2GU	D	82, Kipling Road, Ledbury, Herefordshire	100	Ledbury
£424,126	HR8 2GU	D	23, Kipling Road, Ledbury, Herefordshire	115	Ledbury
£442,041	HR8 2GX	D	7, Hopkins Cross, Ledbury, Herefordshire	122	Ledbury
£392,045	HR8 2GX	D	1, Hopkins Cross, Ledbury, Herefordshire	114	Ledbury
£392,045	HR8 2GX	D	8, Hopkins Cross, Ledbury, Herefordshire	114	Ledbury
£434,050	HR8 2LU	D	6, Skynner Avenue, Ledbury, Herefordshire	122	Ledbury
£321,269	HR8 2GU	S	14, Kipling Road, Ledbury, Herefordshire	77	Ledbury
£350,045	HR8 2GW	D	40, Keats Meadow, Ledbury, Herefordshire	93	Ledbury
£437,551	HR8 2GU	D	78, Kipling Road, Ledbury, Herefordshire	122	Ledbury
£323,292	HR8 2GU	S	22, Kipling Road, Ledbury, Herefordshire	76	Ledbury
£460,893	HR8 2GW	D	43, Keats Meadow, Ledbury, Herefordshire	127	Ledbury
£266,948	HR8 2GU	S	76, Kipling Road, Ledbury, Herefordshire	63	Ledbury
£341,156	HR8 2LU	D	8, Skynner Avenue, Ledbury, Herefordshire	85	Ledbury
£402,615	HR8 2LU	D	7, Skynner Avenue, Ledbury, Herefordshire	114	Ledbury
£347,658	HR8 2LU	D	2, Skynner Avenue, Ledbury, Herefordshire	85	Ledbury
£370,364	HR8 2GZ	D	20, Skyppe Road, Ledbury, Herefordshire	93	Ledbury
£476,097	HR8 2GW	D	39, Keats Meadow, Ledbury, Herefordshire	127	Ledbury
£524,703	HR8 2GW	D	38, Keats Meadow, Ledbury, Herefordshire	143	Ledbury
£366,094	HR8 2LU	D	5, Skynner Avenue, Ledbury, Herefordshire	100	Ledbury
£403,061	HR8 2LU	D	1, Skynner Avenue, Ledbury, Herefordshire	114	Ledbury
£448,377	HR8 2GU	D	75, Kipling Road, Ledbury, Herefordshire	122	Ledbury
£300,452	HR8 2GW	S	41, Keats Meadow, Ledbury, Herefordshire	76	Ledbury
£318,625	HR8 2GZ	S	15, Skyppe Road, Ledbury, Herefordshire	76	Ledbury
£363,715	HR8 2GU	D	26, Kipling Road, Ledbury, Herefordshire	93	Ledbury
£401,869	HR8 2SY	D	7, Langland Rise, Ledbury, Herefordshire	114	Ledbury
£401,869	HR8 2LU	D	3, Skynner Avenue, Ledbury, Herefordshire	114	Ledbury
£430,489	HR8 2SY	D	6, Langland Rise, Ledbury, Herefordshire	122	Ledbury
£303,146	HR8 2GZ	S	16, Skyppe Road, Ledbury, Herefordshire	76	Ledbury
£297,908	HR8 2GZ	T	11, Skyppe Road, Ledbury, Herefordshire	77	Ledbury
£311,330	HR8 2GZ	S	9, Skyppe Road, Ledbury, Herefordshire	76	Ledbury
£303,037	HR8 2GZ	T	10, Skyppe Road, Ledbury, Herefordshire	76	Ledbury
£400,446	HR8 2SY	D	5, Langland Rise, Ledbury, Herefordshire	114	Ledbury
£258,180	HR8 2SY	T	4, Langland Rise, Ledbury, Herefordshire	63	Ledbury
£250,075	HR8 2SY	T	3, Langland Rise, Ledbury, Herefordshire	63	Ledbury
£255,864	HR8 2SY	T	1, Langland Rise, Ledbury, Herefordshire	63	Ledbury
£351,005	HR8 2GU	S	30, Kipling Road, Ledbury, Herefordshire	93	Ledbury
£456,883	HR8 2GU	D	72, Kipling Road, Ledbury, Herefordshire	122	Ledbury
£307,476	HR8 2GZ	S	8, Skyppe Road, Ledbury, Herefordshire	76	Ledbury
£241,792	HR8 2GZ	T	18, Skyppe Road, Ledbury, Herefordshire	57	Ledbury
£639,245	HR8 1AE	D	54, Bank Crescent, Ledbury, Herefordshire	132	Ledbury
£337,521	HR8 2GW	D	44, Keats Meadow, Ledbury, Herefordshire	93	Ledbury
£217,534	HR6 8FR	S	1, Printers Mews, Leominster, Herefordshire	66	Leominster
£242,263	HR6 8FR	T	5, Printers Mews, Leominster, Herefordshire	68	Leominster
£223,586	HR6 8FR	S	10, Printers Mews, Leominster, Herefordshire	66	Leominster
£277,247	HR6 8FR	S	2, Printers Mews, Leominster, Herefordshire	79	Leominster
£242,024	HR6 8FR	S	4, Printers Mews, Leominster, Herefordshire	68	Leominster
£253,079	HR6 8FR	S	3, Printers Mews, Leominster, Herefordshire	68	Leominster
£254,239	HR6 8FR	T	8, Printers Mews, Leominster, Herefordshire	68	Leominster
£237,750	HR6 8NS	T	23, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£214,142	HR6 8NS	T	17, Pinsley Mill Gardens, Leominster, Herefordshire	75	Leominster
£201,604	HR6 8NS	T	22, Pinsley Mill Gardens, Leominster, Herefordshire	75	Leominster
£207,191	HR6 8NS	T	21, Pinsley Mill Gardens, Leominster, Herefordshire	75	Leominster
£347,419	HR6 8JG	D	26, Oak Tree Drive, Leominster, Herefordshire	85	Leominster
£367,333	HR6 8JG	D	11, Oak Tree Drive, Leominster, Herefordshire	85	Leominster
£208,906	HR6 8NS	T	20, Pinsley Mill Gardens, Leominster, Herefordshire	75	Leominster
£278,016	HR6 8JG	D	24, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£229,027	HR6 8NS	T	28, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£359,940	HR6 8JG	D	10, Oak Tree Drive, Leominster, Herefordshire	119	Leominster
£348,855	HR6 8JG	D	25, Oak Tree Drive, Leominster, Herefordshire	85	Leominster
£365,157	HR6 8JG	D	9, Oak Tree Drive, Leominster, Herefordshire	115	Leominster
£79,996	HR6 8LZ	F	24, Flat 3, High Street, Leominster, Herefordshire	57	Leominster
£344,141	HR6 8JG	D	27, Oak Tree Drive, Leominster, Herefordshire	85	Leominster
£280,603	HR6 8JG	D	12, Oak Tree Drive, Leominster, Herefordshire	84	Leominster

£238,450	HR6 8NS	T	30, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£274,278	HR6 8JG	D	13, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£229,335	HR6 8NS	T	29, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£303,319	HR6 8JG	D	5, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£234,643	HR6 8NS	T	24, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£292,707	HR6 8JG	D	1, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£292,707	HR6 8JG	D	2, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£246,782	HR6 8JG	D	22, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£270,577	HR6 8JG	D	7, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£139,961	HR6 8NS	F	12, Pinsley Mill Gardens, Leominster, Herefordshire	59	Leominster
£183,641	HR6 8NS	T	18, Pinsley Mill Gardens, Leominster, Herefordshire	75	Leominster
£188,290	HR6 8NS	T	19, Pinsley Mill Gardens, Leominster, Herefordshire	75	Leominster
£220,834	HR6 8NS	T	27, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£216,185	HR6 8NS	T	26, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£148,543	HR6 8NS	F	5, Pinsley Mill Gardens, Leominster, Herefordshire	59	Leominster
£270,699	HR6 8JG	D	6, Oak Tree Drive, Leominster, Herefordshire	84	Leominster
£147,190	HR6 8NS	F	8, Pinsley Mill Gardens, Leominster, Herefordshire	59	Leominster
£118,500	HR6 8NS	F	16, Pinsley Mill Gardens, Leominster, Herefordshire	59	Leominster
£73,383	HR6 8LZ	F	24, Flat 2, High Street, Leominster, Herefordshire	40	Leominster
£217,876	HR6 8NS	T	25, Pinsley Mill Gardens, Leominster, Herefordshire	127	Leominster
£141,601	HR6 8NS	F	11, Pinsley Mill Gardens, Leominster, Herefordshire	59	Leominster
£144,209	HR6 8NS	F	6, Pinsley Mill Gardens, Leominster, Herefordshire	59	Leominster
£401,339	HR9 7WP	D	8, Starling Road, Ross-On-Wye, Herefordshire	112	Ross-on-Wye
£272,053	HR9 7WS	S	48, Swallow Road, Ross-On-Wye, Herefordshire	57	Ross-on-Wye
£489,787	HR1 3TF	D	6, St Peters Field, Whitestone, Hereford, Herefordshire	150	Rural
£664,231	HR6 9RE	D	3, Hamlyn Place, Kingsland, Leominster, Herefordshire	225	Rural
£257,159	HR1 3TF	S	15, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£322,045	HR1 4FF	D	27, Orchard Vale, Bartestree, Hereford, Herefordshire	78	Rural
£296,715	HR1 4FF	S	29, Orchard Vale, Bartestree, Hereford, Herefordshire	78	Rural
£283,528	HR1 4FF	S	28, Orchard Vale, Bartestree, Hereford, Herefordshire	78	Rural
£257,159	HR1 3TF	S	17, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£402,558	HR1 4FF	D	48, Orchard Vale, Bartestree, Hereford, Herefordshire	111	Rural
£415,976	HR1 4FF	D	39, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£395,848	HR1 4FF	D	44, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£442,821	HR1 4FF	D	45, Orchard Vale, Bartestree, Hereford, Herefordshire	128	Rural
£503,199	HR1 3JL	D	21, Englands Field, Bodenham, Hereford, Herefordshire	137	Rural
£530,043	HR1 3TF	D	4, St Peters Field, Whitestone, Hereford, Herefordshire	158	Rural
£530,043	HR1 3TF	D	49, St Peters Field, Whitestone, Hereford, Herefordshire	158	Rural
£359,460	HR6 9RE	T	14, Hamlyn Place, Kingsland, Leominster, Herefordshire	139	Rural
£426,326	SY7 0QN	D	3, Plough Meadow, Leintwardine, Craven Arms, Herefordshire	117	Rural
£472,889	HR4 8QA	D	20, Pyon Close, Canon Pyon, Hereford, Herefordshire	143	Rural
£472,889	HR4 8QA	D	25, Pyon Close, Canon Pyon, Hereford, Herefordshire	143	Rural
£282,433	HR6 9RE	T	17, Hamlyn Place, Kingsland, Leominster, Herefordshire	83	Rural
£326,381	SY7 0QN	D	2, Plough Meadow, Leintwardine, Craven Arms, Herefordshire	98	Rural
£413,928	HR1 4FF	D	46, Orchard Vale, Bartestree, Hereford, Herefordshire	131	Rural
£355,167	HR1 4FF	D	47, Orchard Vale, Bartestree, Hereford, Herefordshire	87	Rural
£489,670	HR1 3TF	D	2, St Peters Field, Whitestone, Hereford, Herefordshire	150	Rural
£587,604	HR1 3JL	D	10, Englands Field, Bodenham, Hereford, Herefordshire	186	Rural
£698,595	WR13 6JU	D	4, Evendine Mews, Colwall, Malvern, Herefordshire	177	Rural
£587,604	HR4 7SS	D	23, Pyefinch Meadow, Burghill, Hereford, Herefordshire	162	Rural
£239,117	HR1 3TF	T	51, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£232,825	HR1 3TF	T	53, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£456,755	HR1 3TF	D	11, St Peters Field, Whitestone, Hereford, Herefordshire	111	Rural
£239,117	HR1 3TF	T	55, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£411,073	HR1 4FF	D	32, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£773,214	WR13 6JU	D	2, Evendine Mews, Colwall, Malvern, Herefordshire	177	Rural
£326,188	SY7 0QN	D	5, Plough Meadow, Leintwardine, Craven Arms, Herefordshire	98	Rural
£391,504	HR1 4FF	D	31, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£384,979	HR1 3TF	D	12, St Peters Field, Whitestone, Hereford, Herefordshire	114	Rural
£381,716	HR1 3TF	D	28, St Peters Field, Whitestone, Hereford, Herefordshire	114	Rural
£411,073	HR1 4FF	D	26, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£365,404	HR1 4FF	D	34, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£430,654	HR1 3TF	D	10, St Peters Field, Whitestone, Hereford, Herefordshire	138	Rural
£469,805	HR1 3TF	D	26, St Peters Field, Whitestone, Hereford, Herefordshire	143	Rural

£482,855	HR1 3TF	D	8, St Peters Field, Whitestone, Hereford, Herefordshire	150	Rural
£717,757	HR4 7SS	D	22, Pyefinch Meadow, Burghill, Hereford, Herefordshire	198	Rural
£267,561	HR4 8QA	S	10, Pyon Close, Canon Pyon, Hereford, Herefordshire	68	Rural
£388,704	SY7 0QN	D	8, Plough Meadow, Leintwardine, Craven Arms, Herefordshire	94	Rural
£336,876	HR9 7WA	D	11, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	97	Rural
£267,561	HR4 8QA	S	11, Pyon Close, Canon Pyon, Hereford, Herefordshire	68	Rural
£421,097	HR9 7WA	D	17, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	97	Rural
£401,661	HR1 4FF	D	38, Orchard Vale, Bartestree, Hereford, Herefordshire	111	Rural
£607,910	HR6 9RE	D	2, Hamlyn Place, Kingsland, Leominster, Herefordshire	177	Rural
£451,024	HR9 7WA	D	26, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	112	Rural
£451,024	HR9 7WA	D	25, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	112	Rural
£503,317	HR9 7WA	D	27, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	137	Rural
£640,594	HR6 9RE	D	4, Hamlyn Place, Kingsland, Leominster, Herefordshire	225	Rural
£325,980	HR6 9RE	S	6, Hamlyn Place, Kingsland, Leominster, Herefordshire	114	Rural
£301,589	HR9 7WA	S	15, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	87	Rural
£339,907	HR1 3TF	D	24, St Peters Field, Whitestone, Hereford, Herefordshire	93	Rural
£385,657	HR9 7WA	D	18, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	83	Rural
£457,560	HR1 4FF	D	23, Orchard Vale, Bartestree, Hereford, Herefordshire	131	Rural
£418,340	HR1 4FF	D	25, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£503,080	HR1 4FF	D	24, Orchard Vale, Bartestree, Hereford, Herefordshire	147	Rural
£580,484	HR4 7SS	D	24, Pyefinch Meadow, Burghill, Hereford, Herefordshire	162	Rural
£328,941	HR4 8QA	D	27, Pyon Close, Canon Pyon, Hereford, Herefordshire	120	Rural
£218,195	HR1 3TF	T	41, St Peters Field, Whitestone, Hereford, Herefordshire	63	Rural
£249,365	HR1 3TF	T	39, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£399,889	HR1 3TF	D	45, St Peters Field, Whitestone, Hereford, Herefordshire	114	Rural
£348,290	HR1 4FF	D	37, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£760,434	WR13 6JU	D	6, Evendine Mews, Colwall, Malvern, Herefordshire	177	Rural
£377,147	HR1 4FF	D	30, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£332,179	HR9 7WA	S	10, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	97	Rural
£784,849	WR13 6JU	D	5, Evendine Mews, Colwall, Malvern, Herefordshire	177	Rural
£226,163	HR1 3TF	T	43, St Peters Field, Whitestone, Hereford, Herefordshire	63	Rural
£416,162	HR1 3TF	D	37, St Peters Field, Whitestone, Hereford, Herefordshire	137	Rural
£390,145	SY7 0QN	D	7, Plough Meadow, Leintwardine, Craven Arms, Herefordshire	94	Rural
£566,354	HR3 5FF	D	15, Bookers Edge, Hay On Wye, Hereford, Herefordshire	150	Rural
£482,681	HR9 7WA	D	24, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	137	Rural
£785,166	WR13 6JU	D	1, Evendine Mews, Colwall, Malvern, Herefordshire	177	Rural
£297,778	HR9 7WA	S	9, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	87	Rural
£379,714	HR4 8QA	D	9, Pyon Close, Canon Pyon, Hereford, Herefordshire	120	Rural
£297,772	HR9 7WA	S	16, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	87	Rural
£328,307	HR6 9RE	T	15, Hamlyn Place, Kingsland, Leominster, Herefordshire	120	Rural
£759,422	WR13 6JU	D	3, Evendine Mews, Colwall, Malvern, Herefordshire	177	Rural
£611,405	HR3 5FF	D	14, Bookers Edge, Hay On Wye, Hereford, Herefordshire	150	Rural
£272,435	HR1 3TF	S	20, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£272,435	HR1 3TF	S	22, St Peters Field, Whitestone, Hereford, Herefordshire	78	Rural
£411,894	HR1 4FF	D	33, Orchard Vale, Bartestree, Hereford, Herefordshire	128	Rural
£469,816	HR1 3TF	D	18, St Peters Field, Whitestone, Hereford, Herefordshire	143	Rural
£559,918	HR9 7WA	D	28, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	172	Rural
£643,577	HR9 7WA	D	29, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	200	Rural
£571,789	HR6 9RE	D	1, Hamlyn Place, Kingsland, Leominster, Herefordshire	177	Rural
£687,017	HR4 7SS	D	21, Pyefinch Meadow, Burghill, Hereford, Herefordshire	198	Rural
£344,373	HR1 3TH	D	2, The Orchards, Whitestone, Hereford, Herefordshire	93	Rural
£422,344	HR1 3TF	D	14, St Peters Field, Whitestone, Hereford, Herefordshire	140	Rural
£584,784	HR3 5FF	D	12, Bookers Edge, Hay On Wye, Hereford, Herefordshire	148	Rural
£328,772	HR2 9FE	D	7, Primrose Avenue, Clehonger, Hereford, Herefordshire	90	Rural
£617,272	HR3 5FF	D	13, Bookers Edge, Hay On Wye, Hereford, Herefordshire	150	Rural
£301,004	HR9 7WA	S	8, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	87	Rural
£513,304	HR1 4BS	D	30, Quarry Field, Lugwardine, Hereford, Herefordshire	136	Rural
£465,228	HR1 3TF	D	16, St Peters Field, Whitestone, Hereford, Herefordshire	143	Rural
£334,882	HR6 9RE	S	5, Hamlyn Place, Kingsland, Leominster, Herefordshire	114	Rural
£500,309	HR1 4BS	D	31, Quarry Field, Lugwardine, Hereford, Herefordshire	134	Rural
£506,806	HR1 4BS	D	24, Quarry Field, Lugwardine, Hereford, Herefordshire	136	Rural
£584,784	HR4 7SS	D	17, Pyefinch Meadow, Burghill, Hereford, Herefordshire	162	Rural
£812,200	HR1 4BS	D	29, Quarry Field, Lugwardine, Hereford, Herefordshire	219	Rural
£344,070	HR4 8TH	S	39, Garnstone Drive, Weobley, Hereford, Herefordshire	107	Rural
£402,108	HR1 4FF	D	22, Orchard Vale, Bartestree, Hereford, Herefordshire	111	Rural
£619,642	HR3 5FF	D	11, Bookers Edge, Hay On Wye, Hereford, Herefordshire	150	Rural

£375,740	HR1 4FF	D	15, Orchard Vale, Bartestree, Hereford, Herefordshire	87	Rural
£324,529	HR4 8QA	S	17, Pyon Close, Canon Pyon, Hereford, Herefordshire	115	Rural
£337,578	HR4 8TH	S	38, Garnstone Drive, Weobley, Hereford, Herefordshire	107	Rural
£718,515	HR1 4BS	D	26, Quarry Field, Lugwardine, Hereford, Herefordshire	189	Rural
£494,395	HR4 8TH	D	40, Garnstone Drive, Weobley, Hereford, Herefordshire	152	Rural
£272,653	HR2 9FE	S	2, Primrose Avenue, Clehonger, Hereford, Herefordshire	71	Rural
£279,151	HR4 8TH	S	1, Garnstone Drive, Weobley, Hereford, Herefordshire	87	Rural
£319,678	HR4 8QA	D	8, Pyon Close, Canon Pyon, Hereford, Herefordshire	110	Rural
£249,390	HR4 8TH	S	4, Garnstone Drive, Weobley, Hereford, Herefordshire	74	Rural
£387,146	HR4 8QA	S	16, Pyon Close, Canon Pyon, Hereford, Herefordshire	115	Rural
£333,061	HR2 9FE	D	1, Primrose Avenue, Clehonger, Hereford, Herefordshire	93	Rural
£295,331	HR4 8TH	S	2, Garnstone Drive, Weobley, Hereford, Herefordshire	87	Rural
£492,933	HR9 7WA	D	31, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	135	Rural
£354,397	HR4 8TH	S	35, Garnstone Drive, Weobley, Hereford, Herefordshire	113	Rural
£346,390	HR1 3TH	D	1, The Orchards, Whitestone, Hereford, Herefordshire	92	Rural
£178,431	HR9 7WA	T	21, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	77	Rural
£178,431	HR9 7WA	T	19, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	77	Rural
£175,707	HR9 7WA	T	20, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	77	Rural
£333,061	HR2 9FE	D	6, Primrose Avenue, Clehonger, Hereford, Herefordshire	93	Rural
£446,303	HR1 4FF	D	18, Orchard Vale, Bartestree, Hereford, Herefordshire	128	Rural
£739,409	HR1 4BS	D	27, Quarry Field, Lugwardine, Hereford, Herefordshire	198	Rural
£349,436	HR1 3TH	D	3, The Orchards, Whitestone, Hereford, Herefordshire	92	Rural
£369,596	HR1 3TF	D	35, St Peters Field, Whitestone, Hereford, Herefordshire	93	Rural
£377,395	HR4 8TH	S	33, Garnstone Drive, Weobley, Hereford, Herefordshire	107	Rural
£487,127	HR1 3JL	D	32, Englands Field, Bodenham, Hereford, Herefordshire	161	Rural
£342,716	HR2 9JH	D	5, Swaledale Road, Kingstone, Hereford, Herefordshire	92	Rural
£378,720	HR4 8TH	S	32, Garnstone Drive, Weobley, Hereford, Herefordshire	107	Rural
£430,075	HR1 4FF	D	11, Orchard Vale, Bartestree, Hereford, Herefordshire	111	Rural
£350,911	HR4 8TH	S	36, Garnstone Drive, Weobley, Hereford, Herefordshire	113	Rural
£450,235	HR9 7HF	D	2, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	115	Rural
£337,315	HR9 7WA	S	14, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	97	Rural
£396,823	HR4 8QA	D	15, Pyon Close, Canon Pyon, Hereford, Herefordshire	115	Rural
£343,074	HR2 9JH	D	3, Swaledale Road, Kingstone, Hereford, Herefordshire	92	Rural
£277,789	HR2 9JH	S	9, Swaledale Road, Kingstone, Hereford, Herefordshire	79	Rural
£267,817	HR2 9FE	S	3, Primrose Avenue, Clehonger, Hereford, Herefordshire	71	Rural
£793,522	HR9 7PL	D	Badgers Holt, Bromsash, Ross-On-Wye, Herefordshire	217	Rural
£254,759	HR2 9FE	S	5, Primrose Avenue, Clehonger, Hereford, Herefordshire	71	Rural
£400,088	SY7 0QN	D	9, Plough Meadow, Leintwardine, Craven Arms, Herefordshire	94	Rural
£485,449	HR1 3TF	D	33, St Peters Field, Whitestone, Hereford, Herefordshire	143	Rural
£460,043	HR1 4FH	D	5, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£433,436	HR4 8TH	D	37, Garnstone Drive, Weobley, Hereford, Herefordshire	118	Rural
£720,164	HR1 4BS	D	8, Quarry Field, Lugwardine, Hereford, Herefordshire	186	Rural
£686,823	HR9 7WA	D	33, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	206	Rural
£546,797	HR1 3TF	D	31, St Peters Field, Whitestone, Hereford, Herefordshire	158	Rural
£428,102	HR9 7WA	D	23, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	112	Rural
£138,746	HR1 3QW	S	40, Vine Tree Close, Withington, Hereford, Herefordshire	61	Rural
£138,746	HR1 3QW	S	41, Vine Tree Close, Withington, Hereford, Herefordshire	61	Rural
£136,710	HR3 5FF	T	22, Bookers Edge, Hay On Wye, Hereford, Herefordshire	61	Rural
£136,710	HR1 3QW	T	64, Vine Tree Close, Withington, Hereford, Herefordshire	61	Rural
£136,710	HR1 3QW	T	62, Vine Tree Close, Withington, Hereford, Herefordshire	61	Rural
£136,710	HR1 3QW	T	63, Vine Tree Close, Withington, Hereford, Herefordshire	61	Rural
£313,484	HR1 4FH	S	4, Village Way, Bartestree, Hereford, Herefordshire	65	Rural
£144,948	HR3 5FF	T	19, Bookers Edge, Hay On Wye, Hereford, Herefordshire	69	Rural
£333,406	HR1 3QW	D	66, Vine Tree Close, Withington, Hereford, Herefordshire	84	Rural
£316,816	HR9 7WA	S	36, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	84	Rural
£317,462	HR9 7WA	S	5, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	87	Rural
£373,415	HR9 7WA	D	7, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	100	Rural
£520,618	HR9 7HF	D	1, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	127	Rural
£136,482	HR3 5FF	T	20, Bookers Edge, Hay On Wye, Hereford, Herefordshire	61	Rural
£280,160	HR6 9RE	T	18, Hamlyn Place, Kingsland, Leominster, Herefordshire	58	Rural
£144,706	HR3 5FF	T	21, Bookers Edge, Hay On Wye, Hereford, Herefordshire	69	Rural
£144,706	HR3 5FF	T	23, Bookers Edge, Hay On Wye, Hereford, Herefordshire	69	Rural
£540,642	HR1 3TF	D	3, St Peters Field, Whitestone, Hereford, Herefordshire	150	Rural
£407,150	HR2 9NG	D	20, Cheviot Drive, Hereford, Herefordshire	136	Rural

£310,829	HR9 7HF	S	10, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	82	Rural
£500,595	HR9 7HF	D	6, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	124	Rural
£215,484	HR2 9FE	S	31, Primrose Avenue, Clehonger, Hereford, Herefordshire	59	Rural
£212,872	HR2 9FE	S	30, Primrose Avenue, Clehonger, Hereford, Herefordshire	59	Rural
£359,151	HR3 5FF	S	17, Bookers Edge, Hay On Wye, Hereford, Herefordshire	77	Rural
£307,031	HR1 3TG	D	9, Milestone Way, Whitestone, Hereford, Herefordshire	77	Rural
£300,350	HR2 9FE	D	58, Primrose Avenue, Clehonger, Hereford, Herefordshire	90	Rural
£367,103	HR1 3TG	D	2, Milestone Way, Whitestone, Hereford, Herefordshire	93	Rural
£287,321	HR9 7HF	S	11, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	104	Rural
£400,469	HR2 9FE	D	22, Primrose Avenue, Clehonger, Hereford, Herefordshire	113	Rural
£380,452	HR2 9FE	D	23, Primrose Avenue, Clehonger, Hereford, Herefordshire	113	Rural
£480,571	HR4 8TH	D	30, Garnstone Drive, Weobley, Hereford, Herefordshire	127	Rural
£574,015	HR1 3TF	D	1, St Peters Field, Whitestone, Hereford, Herefordshire	158	Rural
£288,346	HR2 9JH	S	13, Swaledale Road, Kingstone, Hereford, Herefordshire	82	Rural
£413,175	HR1 4FF	D	1, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£498,427	HR1 4FF	D	10, Orchard Vale, Bartestree, Hereford, Herefordshire	147	Rural
£367,267	HR2 9JH	D	6, Swaledale Road, Kingstone, Hereford, Herefordshire	111	Rural
£334,475	HR2 9NG	D	4, Cheviot Drive, Kingstone, Hereford, Herefordshire	92	Rural
£452,525	HR9 7HF	D	7, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	115	Rural
£477,447	HR1 3TG	D	4, Milestone Way, Whitestone, Hereford, Herefordshire	143	Rural
£339,607	HR9 7HF	S	4, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	91	Rural
£400,058	HR1 4FF	D	12, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£432,850	HR1 4FF	D	17, Orchard Vale, Bartestree, Hereford, Herefordshire	131	Rural
£616,418	HR1 4FH	D	31, Village Way, Bartestree, Hereford, Herefordshire	165	Rural
£346,008	HR1 4BS	S	23, Quarry Field, Lugwardine, Hereford, Herefordshire	84	Rural
£780,441	HR1 4BS	D	25, Quarry Field, Lugwardine, Hereford, Herefordshire	219	Rural
£274,738	HR2 9JH	S	11, Swaledale Road, Kingstone, Hereford, Herefordshire	79	Rural
£625,389	HR1 4FH	D	6, Village Way, Bartestree, Hereford, Herefordshire	165	Rural
£501,667	HR2 9JH	D	2, Swaledale Road, Kingstone, Hereford, Herefordshire	179	Rural
£328,364	HR9 7WA	D	37, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	86	Rural
£452,152	HR9 7HF	D	8, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	115	Rural
£473,000	HR4 8TH	D	27, Garnstone Drive, Weobley, Hereford, Herefordshire	127	Rural
£364,848	HR2 9NG	D	16, Cheviot Drive, Kingstone, Hereford, Herefordshire	110	Rural
£501,667	HR4 8TH	D	31, Garnstone Drive, Weobley, Hereford, Herefordshire	152	Rural
£332,273	HR9 7WA	D	40, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	86	Rural
£736,212	HR1 4BS	D	28, Quarry Field, Lugwardine, Hereford, Herefordshire	198	Rural
£332,273	HR2 9NG	D	18, Cheviot Drive, Kingstone, Hereford, Herefordshire	92	Rural
£287,517	HR6 9GA	S	10, Walpole Close, Shobdon, Leominster, Herefordshire	94	Rural
£560,297	HR1 3QW	D	44, Vine Tree Close, Withington, Hereford, Herefordshire	172	Rural
£482,115	HR9 7WA	D	32, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	135	Rural
£488,636	HR1 3TF	D	29, St Peters Field, Whitestone, Hereford, Herefordshire	150	Rural
£253,061	HR2 9FE	S	4, Primrose Avenue, Clehonger, Hereford, Herefordshire	71	Rural
£398,889	HR2 9NG	D	14, Cheviot Drive, Kingstone, Hereford, Herefordshire	136	Rural
£405,316	HR1 3QW	D	59, Vine Tree Close, Withington, Hereford, Herefordshire	102	Rural
£495,388	HR1 4BS	D	7, Quarry Field, Lugwardine, Hereford, Herefordshire	134	Rural
£463,226	HR4 8TH	D	24, Garnstone Drive, Weobley, Hereford, Herefordshire	127	Rural
£139,608	HR3 5FF	T	3, Bookers Edge, Hay On Wye, Hereford, Herefordshire	69	Rural
£139,608	HR3 5FF	T	4, Bookers Edge, Hay On Wye, Hereford, Herefordshire	69	Rural
£398,882	HR1 3QW	D	45, Vine Tree Close, Withington, Hereford, Herefordshire	112	Rural
£437,485	HR2 9FG	D	10, Woodpecker Drive, Clehonger, Hereford, Herefordshire	131	Rural
£469,653	HR2 9FG	D	12, Woodpecker Drive, Clehonger, Hereford, Herefordshire	144	Rural
£739,875	HR4 8TH	D	28, Garnstone Drive, Weobley, Hereford, Herefordshire	212	Rural
£131,673	HR3 5FF	T	5, Bookers Edge, Hay On Wye, Hereford, Herefordshire	61	Rural
£139,608	HR3 5FF	T	6, Bookers Edge, Hay On Wye, Hereford, Herefordshire	69	Rural
£427,841	HR9 7WA	D	22, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	117	Rural
£768,183	HR9 7WG	D	1, Chapel Green, Gorsley, Ross-On-Wye, Herefordshire	177	Rural
£272,048	HR2 9JH	S	7, Swaledale Road, Kingstone, Hereford, Herefordshire	79	Rural
£501,822	HR1 4BS	D	9, Quarry Field, Lugwardine, Hereford, Herefordshire	134	Rural
£291,077	HR9 7HF	S	12, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	90	Rural
£579,999	HR4 7SS	D	1, Pyefinch Meadow, Burghill, Hereford, Herefordshire	162	Rural

£360,882	HR1 3QW	D	61, Vine Tree Close, Withington, Hereford, Herefordshire	90	Rural
£309,268	HR4 8QA	D	5, Pyon Close, Canon Pyon, Hereford, Herefordshire	110	Rural
£417,632	HR9 7HF	S	5, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	124	Rural
£502,659	HR1 4BS	D	15, Quarry Field, Lugwardine, Hereford, Herefordshire	134	Rural
£702,443	HR4 7SS	D	2, Pyefinch Meadow, Burghill, Hereford, Herefordshire	198	Rural
£288,514	HR1 4FH	T	22, Village Way, Bartestree, Hereford, Herefordshire	80	Rural
£296,444	HR2 9NG	D	2, Cheviot Drive, Kingstone, Hereford, Herefordshire	82	Rural
£541,268	HR1 4FH	D	16, Village Way, Bartestree, Hereford, Herefordshire	139	Rural
£509,110	HR1 4FJ	D	2, Willow Lea, Hereford, Herefordshire	113	Rural
£442,024	HR1 4FH	D	30, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£354,348	HR1 4BS	S	16, Quarry Field, Lugwardine, Hereford, Herefordshire	84	Rural
£335,104	HR1 3QW	D	65, Vine Tree Close, Withington, Hereford, Herefordshire	84	Rural
£293,860	HR2 9FE	D	57, Primrose Avenue, Clehonger, Hereford, Herefordshire	90	Rural
£399,555	HR6 9FU	D	5, St Marys Way, Kingsland, Leominster, Herefordshire	93	Rural
£418,888	HR1 4FH	D	7, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£180,721	HR1 3QW	S	47, Vine Tree Close, Withington, Hereford, Herefordshire	77	Rural
£316,381	HR9 7WA	S	12, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	97	Rural
£212,171	HR2 9FE	T	19, Primrose Avenue, Clehonger, Hereford, Herefordshire	59	Rural
£549,567	HR6 9GA	D	6, Walpole Close, Shobdon, Leominster, Herefordshire	161	Rural
£212,171	HR2 9FE	T	17, Primrose Avenue, Clehonger, Hereford, Herefordshire	59	Rural
£200,938	HR2 9FE	T	18, Primrose Avenue, Clehonger, Hereford, Herefordshire	59	Rural
£310,118	HR9 7WA	S	35, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	84	Rural
£385,993	HR4 8TH	S	19, Garnstone Drive, Weobley, Hereford, Herefordshire	107	Rural
£342,671	HR2 9NG	D	7, Cheviot Drive, Kingstone, Hereford, Herefordshire	111	Rural
£465,515	HR4 8TH	D	26, Garnstone Drive, Weobley, Hereford, Herefordshire	122	Rural
£293,608	HR9 7HF	S	27, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	80	Rural
£297,404	HR4 8TH	S	11, Garnstone Drive, Weobley, Hereford, Herefordshire	74	Rural
£290,947	HR2 9FE	D	16, Primrose Avenue, Clehonger, Hereford, Herefordshire	90	Rural
£180,721	HR1 3QW	S	49, Vine Tree Close, Withington, Hereford, Herefordshire	77	Rural
£484,905	HR1 3QW	D	48, Vine Tree Close, Withington, Hereford, Herefordshire	137	Rural
£297,404	HR6 9GA	S	8, Walpole Close, Shobdon, Leominster, Herefordshire	94	Rural
£530,170	HR6 9GA	D	5, Walpole Close, Shobdon, Leominster, Herefordshire	161	Rural
£183,222	HR6 9FU	T	12, St Marys Way, Kingsland, Leominster, Herefordshire	73	Rural
£180,721	HR1 3QW	S	46, Vine Tree Close, Withington, Hereford, Herefordshire	77	Rural
£316,809	HR7 4HN	D	21, Woodland View, Stoke Lacy, Bromyard, Herefordshire	80	Rural
£284,475	HR2 9FE	D	24, Primrose Avenue, Clehonger, Hereford, Herefordshire	81	Rural
£335,365	HR1 4BS	S	22, Quarry Field, Lugwardine, Hereford, Herefordshire	84	Rural
£691,807	HR4 7SS	D	4, Pyefinch Meadow, Burghill, Hereford, Herefordshire	198	Rural
£293,304	HR6 9GA	T	3, Walpole Close, Shobdon, Leominster, Herefordshire	94	Rural
£297,404	HR6 9GA	S	9, Walpole Close, Shobdon, Leominster, Herefordshire	94	Rural
£148,069	HR9 7WA	T	2, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	61	Rural
£373,337	HR9 7HF	S	22, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	91	Rural
£433,188	HR2 9FF	D	7, Lark Gardens, Clehonger, Hereford, Herefordshire	131	Rural
£439,653	HR1 3TG	D	7, Milestone Way, Whitestone, Hereford, Herefordshire	148	Rural
£337,064	HR9 7HF	S	32, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	82	Rural
£292,546	HR6 9GA	S	7, Walpole Close, Shobdon, Leominster, Herefordshire	94	Rural
£273,467	HR2 9NG	S	9, Cheviot Drive, Kingstone, Hereford, Herefordshire	79	Rural
£286,902	HR2 9FE	D	20, Primrose Avenue, Clehonger, Hereford, Herefordshire	81	Rural
£286,902	HR2 9FE	D	21, Primrose Avenue, Clehonger, Hereford, Herefordshire	81	Rural
£299,950	HR2 9NG	D	5, Cheviot Drive, Kingstone, Hereford, Herefordshire	82	Rural
£365,150	HR1 3QW	D	60, Vine Tree Close, Withington, Hereford, Herefordshire	90	Rural
£326,026	HR2 9FF	D	1, Lark Gardens, Clehonger, Hereford, Herefordshire	93	Rural
£290,416	HR6 9GA	T	2, Walpole Close, Shobdon, Leominster, Herefordshire	94	Rural
£397,753	HR2 9FF	D	5, Lark Gardens, Clehonger, Hereford, Herefordshire	113	Rural
£273,467	HR2 9TD	S	19, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	79	Rural
£356,143	HR3 5FF	S	18, Bookers Edge, Hay On Wye, Hereford, Herefordshire	77	Rural
£324,345	HR9 7HF	S	30, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	80	Rural
£306,464	HR2 9FG	D	2, Woodpecker Drive, Clehonger, Hereford, Herefordshire	93	Rural
£416,018	HR1 4FH	D	15, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£410,801	HR1 4FH	D	8, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£387,942	HR4 8TH	S	20, Garnstone Drive, Weobley, Hereford, Herefordshire	107	Rural
£431,187	HR4 8TH	S	18, Garnstone Drive, Weobley, Hereford, Herefordshire	112	Rural

£586,859	HR3 5FF	D	16, Bookers Edge, Hay On Wye, Hereford, Herefordshire	141	Rural
£456,446	HR1 3TG	D	8, Milestone Way, Whitestone, Hereford, Herefordshire	148	Rural
£482,522	HR1 3QW	D	58, Vine Tree Close, Withington, Hereford, Herefordshire	114	Rural
£502,084	HR1 4BS	D	12, Quarry Field, Lugwardine, Hereford, Herefordshire	134	Rural
£704,224	HR1 4BS	D	11, Quarry Field, Lugwardine, Hereford, Herefordshire	186	Rural
£286,186	HR1 4FH	S	3, Village Way, Bartestree, Hereford, Herefordshire	65	Rural
£309,081	HR9 7HF	S	29, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	80	Rural
£286,902	HR2 9FE	D	25, Primrose Avenue, Clehonger, Hereford, Herefordshire	81	Rural
£293,423	HR2 9FE	D	12, Primrose Avenue, Clehonger, Hereford, Herefordshire	90	Rural
£312,991	HR2 9FF	D	12, Lark Gardens, Clehonger, Hereford, Herefordshire	93	Rural
£312,985	HR2 9FE	D	11, Primrose Avenue, Clehonger, Hereford, Herefordshire	93	Rural
£306,464	HR2 9FG	D	5, Woodpecker Drive, Clehonger, Hereford, Herefordshire	93	Rural
£330,704	HR9 7HF	S	31, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	82	Rural
£551,275	HR6 9GA	D	4, Walpole Close, Shobdon, Leominster, Herefordshire	161	Rural
£486,419	HR4 8TH	D	22, Garnstone Drive, Weobley, Hereford, Herefordshire	173	Rural
£402,107	HR7 4HN	D	27, Woodland View, Stoke Lacy, Bromyard, Herefordshire	115	Rural
£376,164	HR1 4FF	D	16, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£379,824	HR9 7HF	S	21, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	91	Rural
£512,362	HR1 4FJ	D	1, Willow Lea, Lugwardine, Hereford, Herefordshire	113	Rural
£148,398	HR9 7WA	T	4, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	61	Rural
£297,523	HR9 7WA	S	6, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	87	Rural
£324,279	HR1 3PX	D	Rise Cottage, Withington, Hereford, Herefordshire	68	Rural
£402,107	HR9 7HF	D	26, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	92	Rural
£473,448	HR9 7HF	D	3, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	127	Rural
£518,847	HR1 4FH	D	29, Village Way, Bartestree, Hereford, Herefordshire	139	Rural
£732,872	HR1 4BS	D	14, Quarry Field, Lugwardine, Hereford, Herefordshire	198	Rural
£564,911	HR4 7SS	D	20, Pyefinch Meadow, Burghill, Hereford, Herefordshire	162	Rural
£292,195	HR2 9TD	D	18, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	72	Rural
£350,634	HR2 9JH	D	4, Swaledale Road, Kingstone, Hereford, Herefordshire	110	Rural
£298,688	HR2 9TD	D	17, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	82	Rural
£318,168	HR7 4HN	D	15, Woodland View, Stoke Lacy, Bromyard, Herefordshire	80	Rural
£363,621	HR7 4HN	D	28, Woodland View, Stoke Lacy, Bromyard, Herefordshire	95	Rural
£522,705	HR4 8TH	D	21, Garnstone Drive, Weobley, Hereford, Herefordshire	152	Rural
£454,526	HR1 3TG	D	6, Milestone Way, Whitestone, Hereford, Herefordshire	148	Rural
£292,195	HR6 9FZ	D	3, Parhelion Close, Kingsland, Leominster, Herefordshire	80	Rural
£281,649	HR1 4FH	T	20, Village Way, Bartestree, Hereford, Herefordshire	80	Rural
£265,435	HR1 4FH	T	21, Village Way, Bartestree, Hereford, Herefordshire	80	Rural
£461,019	HR9 7HF	D	34, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	104	Rural
£480,499	HR1 4FH	D	14, Village Way, Bartestree, Hereford, Herefordshire	128	Rural
£179,146	HR1 3QW	S	50, Vine Tree Close, Withington, Hereford, Herefordshire	77	Rural
£313,916	HR7 4HN	D	8, Woodland View, Stoke Lacy, Bromyard, Herefordshire	83	Rural
£281,884	HR4 8TH	D	14, Garnstone Drive, Weobley, Hereford, Herefordshire	83	Rural
£416,413	HR1 3QW	D	56, Vine Tree Close, Withington, Hereford, Herefordshire	102	Rural
£403,607	HR7 4HN	D	14, Woodland View, Stoke Lacy, Bromyard, Herefordshire	115	Rural
£753,399	HR9 7PL	D	Birchfields, Bromsash, Ross-On-Wye, Herefordshire	217	Rural
£295,064	HR9 7HF	S	28, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	80	Rural
£474,078	HR1 4FH	D	13, Village Way, Bartestree, Hereford, Herefordshire	128	Rural
£499,704	HR9 7HF	D	35, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	132	Rural
£698,304	HR4 8TH	D	29, Garnstone Drive, Weobley, Hereford, Herefordshire	212	Rural
£217,323	HR2 9NG	S	6, Cheviot Drive, Kingstone, Hereford, Herefordshire	71	Rural
£474,980	HR1 4FH	D	23, Village Way, Bartestree, Hereford, Herefordshire	128	Rural
£285,026	HR2 9TD	D	12, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	72	Rural
£272,352	HR2 9FE	D	29, Primrose Avenue, Clehonger, Hereford, Herefordshire	81	Rural
£392,398	HR4 8TH	D	5, Garnstone Drive, Weobley, Hereford, Herefordshire	122	Rural
£217,323	HR2 9NG	S	8, Cheviot Drive, Kingstone, Hereford, Herefordshire	71	Rural
£310,462	HR2 8FF	S	1, Malferna View, Garway, Hereford, Herefordshire	86	Rural
£291,360	HR2 9FG	D	4, Woodpecker Drive, Clehonger, Hereford, Herefordshire	93	Rural
£335,697	HR2 9JH	D	12, Swaledale Road, Kingstone, Hereford, Herefordshire	109	Rural
£430,800	HR2 9FF	D	8, Lark Gardens, Clehonger, Hereford, Herefordshire	131	Rural

£421,161	HR4 8QA	D	26, Pyon Close, Canon Pyon, Hereford, Herefordshire	143	Rural
£320,329	HR2 8FF	S	4, Malferna View, Garway, Hereford, Herefordshire	95	Rural
£660,676	HR1 4FJ	D	5, Willow Lea, Lugwardine, Hereford, Herefordshire	183	Rural
£475,809	HR1 3QW	D	36, Vine Tree Close, Withington, Hereford, Herefordshire	141	Rural
£452,668	HR6 9FU	D	1, St Marys Way, Kingsland, Leominster, Herefordshire	135	Rural
£430,800	HR1 3QW	D	57, Vine Tree Close, Withington, Hereford, Herefordshire	99	Rural
£434,021	HR1 3JL	D	30, Englands Field, Bodenham, Hereford, Herefordshire	161	Rural
£623,704	HR3 5FF	D	8, Bookers Edge, Hay On Wye, Hereford, Herefordshire	150	Rural
£364,295	HR4 8TH	S	6, Garnstone Drive, Weobley, Hereford, Herefordshire	113	Rural
£179,384	HR1 3QW	S	38, Vine Tree Close, Withington, Hereford, Herefordshire	77	Rural
£282,831	HR6 9FU	S	9, St Marys Way, Kingsland, Leominster, Herefordshire	87	Rural
£314,257	HR4 8TH	S	16, Garnstone Drive, Weobley, Hereford, Herefordshire	83	Rural
£442,710	HR1 3QW	D	43, Vine Tree Close, Withington, Hereford, Herefordshire	141	Rural
£464,659	HR4 8TH	D	34, Garnstone Drive, Weobley, Hereford, Herefordshire	127	Rural
£179,503	HR1 3QW	S	37, Vine Tree Close, Withington, Hereford, Herefordshire	77	Rural
£446,911	HR9 7HF	D	25, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	115	Rural
£509,834	HR1 4FH	D	1, Village Way, Bartestree, Hereford, Herefordshire	139	Rural
£503,380	HR6 9FZ	D	8, Parhelion Close, Kingsland, Leominster, Herefordshire	159	Rural
£471,112	HR1 4FH	D	24, Village Way, Bartestree, Hereford, Herefordshire	128	Rural
£290,412	HR6 9FZ	D	5, Parhelion Close, Kingsland, Leominster, Herefordshire	80	Rural
£469,176	HR4 8TH	D	23, Garnstone Drive, Weobley, Hereford, Herefordshire	173	Rural
£477,560	HR1 3QW	D	55, Vine Tree Close, Withington, Hereford, Herefordshire	114	Rural
£303,313	HR2 9FE	D	15, Primrose Avenue, Clehonger, Hereford, Herefordshire	93	Rural
£296,865	HR2 9FG	D	3, Woodpecker Drive, Clehonger, Hereford, Herefordshire	93	Rural
£367,855	HR1 4FF	D	13, Orchard Vale, Bartestree, Hereford, Herefordshire	115	Rural
£287,830	HR2 9FF	D	10, Lark Gardens, Clehonger, Hereford, Herefordshire	90	Rural
£289,116	HR9 7WA	S	39, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	84	Rural
£361,401	HR1 3QW	D	53, Vine Tree Close, Withington, Hereford, Herefordshire	90	Rural
£421,811	HR1 4FH	D	2, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£328,630	HR1 4BS	S	17, Quarry Field, Lugwardine, Hereford, Herefordshire	84	Rural
£301,796	HR4 8TH	S	15, Garnstone Drive, Weobley, Hereford, Herefordshire	83	Rural
£428,301	HR1 3QW	D	54, Vine Tree Close, Withington, Hereford, Herefordshire	102	Rural
£221,194	HR2 9NG	S	10, Cheviot Drive, Kingstone, Hereford, Herefordshire	71	Rural
£603,515	HR3 5FF	D	9, Bookers Edge, Hay On Wye, Hereford, Herefordshire	148	Rural
£577,557	HR4 8QA	D	23, Pyon Close, Canon Pyon, Hereford, Herefordshire	186	Rural
£315,991	HR2 8FF	S	2, Malferna View, Garway, Hereford, Herefordshire	86	Rural
£402,343	HR2 9TD	D	16, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	136	Rural
£532,131	HR1 4FH	D	27, Village Way, Bartestree, Hereford, Herefordshire	139	Rural
£454,252	HR1 3QW	D	42, Vine Tree Close, Withington, Hereford, Herefordshire	141	Rural
£379,630	HR9 7HF	D	33, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	104	Rural
£162,690	HR9 7WE	T	6, Willow Walk, Lea, Ross-On-Wye, Herefordshire	62	Rural
£493,188	HR1 4BS	D	10, Quarry Field, Lugwardine, Hereford, Herefordshire	102	Rural
£222,162	HR6 9FU	T	16, St Marys Way, Kingsland, Leominster, Herefordshire	73	Rural
£343,939	HR2 9TD	D	13, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	109	Rural
£395,854	HR1 3QW	D	51, Vine Tree Close, Withington, Hereford, Herefordshire	118	Rural
£689,768	HR9 7HF	D	23, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	212	Rural
£208,714	HR6 9FU	T	14, St Marys Way, Kingsland, Leominster, Herefordshire	73	Rural
£357,425	HR7 4HN	D	16, Woodland View, Stoke Lacy, Bromyard, Herefordshire	95	Rural
£668,448	HR1 4FJ	D	4, Willow Lea, Lugwardine, Hereford, Herefordshire	183	Rural
£652,144	HR4 8QA	D	21, Pyon Close, Canon Pyon, Hereford, Herefordshire	216	Rural
£332,343	HR2 9JH	D	10, Swaledale Road, Kingstone, Hereford, Herefordshire	109	Rural
£683,497	HR9 7PL	D	Woodcote, Bromsash, Ross-On-Wye, Herefordshire	188	Rural
£197,524	HR9 7WE	D	3, Willow Walk, Lea, Ross-On-Wye, Herefordshire	78	Rural
£306,359	HR2 8FF	S	3, Malferna View, Garway, Hereford, Herefordshire	86	Rural
£401,319	HR9 7WA	D	30, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	117	Rural
£595,708	HR2 8FF	D	8, Malferna View, Garway, Hereford, Herefordshire	168	Rural
£257,305	HR4 8TH	S	12, Garnstone Drive, Weobley, Hereford, Herefordshire	74	Rural
£326,072	HR7 4HN	D	23, Woodland View, Stoke Lacy, Bromyard, Herefordshire	91	Rural
£395,049	HR6 9FU	D	7, St Marys Way, Kingsland, Leominster, Herefordshire	110	Rural
£495,379	HR2 8FF	D	5, Malferna View, Garway, Hereford, Herefordshire	135	Rural
£395,042	HR1 3QW	D	39, Vine Tree Close, Withington, Hereford, Herefordshire	118	Rural
£238,283	HR5 3FT	D	2, Webbs Meadow, Lyonshall, Kington, Herefordshire	145	Rural
£518,230	HR2 8FF	D	7, Malferna View, Garway, Hereford, Herefordshire	135	Rural

£318,430	HR2 9TD	D	15, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	92	Rural
£405,843	HR1 4FH	D	40, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£387,111	HR1 4FH	D	39, Village Way, Bartestree, Hereford, Herefordshire	101	Rural
£352,771	HR6 9FZ	D	4, Parhelion Close, Kingsland, Leominster, Herefordshire	115	Rural
£257,425	HR4 8TH	S	10, Garnstone Drive, Weobley, Hereford, Herefordshire	74	Rural
£305,943	HR7 4HN	D	7, Woodland View, Stoke Lacy, Bromyard, Herefordshire	83	Rural
£374,561	HR6 9FU	D	6, St Marys Way, Kingsland, Leominster, Herefordshire	93	Rural
£371,502	HR6 9FZ	D	9, Parhelion Close, Kingsland, Leominster, Herefordshire	115	Rural
£393,355	HR7 4HN	D	26, Woodland View, Stoke Lacy, Bromyard, Herefordshire	115	Rural
£318,430	HR2 9JH	D	8, Swaledale Road, Kingstone, Hereford, Herefordshire	92	Rural
£393,355	HR2 9FF	D	2, Lark Gardens, Clehonger, Hereford, Herefordshire	131	Rural
£325,904	HR7 4HN	D	10, Woodland View, Stoke Lacy, Bromyard, Herefordshire	91	Rural
£410,392	HR2 9FF	D	9, Lark Gardens, Clehonger, Hereford, Herefordshire	144	Rural
£202,634	HR6 9FU	T	15, St Marys Way, Kingsland, Leominster, Herefordshire	73	Rural
£404,357	HR1 3QW	D	52, Vine Tree Close, Withington, Hereford, Herefordshire	99	Rural
£416,433	HR6 9FU	D	4, St Marys Way, Kingsland, Leominster, Herefordshire	135	Rural
£561,280	HR1 4FH	D	25, Village Way, Bartestree, Hereford, Herefordshire	165	Rural
£688,020	HR9 7WG	D	5, Chapel Green, Gorsley, Ross-On-Wye, Herefordshire	182	Rural
£414,019	HR6 9FU	D	11, St Marys Way, Kingsland, Leominster, Herefordshire	111	Rural
£488,856	HR7 4HN	D	11, Woodland View, Stoke Lacy, Bromyard, Herefordshire	154	Rural
£685,003	HR9 7WG	D	3, Chapel Green, Gorsley, Ross-On-Wye, Herefordshire	177	Rural
£327,105	HR2 9FE	D	9, Primrose Avenue, Clehonger, Hereford, Herefordshire	102	Rural
£482,821	HR1 4FH	D	38, Village Way, Bartestree, Hereford, Herefordshire	139	Rural
£316,851	HR7 4HN	D	22, Woodland View, Stoke Lacy, Bromyard, Herefordshire	91	Rural
£271,306	HR9 7WA	S	38, Squires Meadow, Lea, Ross-On-Wye, Herefordshire	84	Rural
£307,798	HR2 9TD	D	6, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	92	Rural
£313,834	HR2 9FF	D	3, Lark Gardens, Clehonger, Hereford, Herefordshire	102	Rural
£333,141	HR2 9FG	D	8, Woodpecker Drive, Clehonger, Hereford, Herefordshire	113	Rural
£456,266	HR6 9FZ	D	10, Parhelion Close, Kingsland, Leominster, Herefordshire	159	Rural
£537,625	HR4 7SS	D	16, Pyefinch Meadow, Burghill, Hereford, Herefordshire	162	Rural
£634,397	HR9 7HF	D	24, Ariconium Place, Weston Under Penyard, Ross-On-Wye, Herefordshire	212	Rural
£316,601	HR2 9FG	D	6, Woodpecker Drive, Clehonger, Hereford, Herefordshire	102	Rural
£471,915	HR4 7SS	D	8, Pyefinch Meadow, Burghill, Hereford, Herefordshire	134	Rural
£321,380	HR2 9FE	D	13, Primrose Avenue, Clehonger, Hereford, Herefordshire	102	Rural
£320,185	HR2 9FE	D	10, Primrose Avenue, Clehonger, Hereford, Herefordshire	102	Rural
£358,417	HR6 9FZ	D	2, Parhelion Close, Kingsland, Leominster, Herefordshire	114	Rural
£477,889	HR1 4FH	D	26, Village Way, Bartestree, Hereford, Herefordshire	139	Rural
£478,395	HR6 9FZ	D	6, Parhelion Close, Kingsland, Leominster, Herefordshire	159	Rural
£346,694	HR4 8TH	S	17, Garnstone Drive, Weobley, Hereford, Herefordshire	107	Rural
£349,987	HR6 9FZ	D	1, Parhelion Close, Kingsland, Leominster, Herefordshire	114	Rural
£505,232	HR1 4FH	D	28, Village Way, Bartestree, Hereford, Herefordshire	165	Rural
£560,073	HR4 8QA	D	24, Pyon Close, Canon Pyon, Hereford, Herefordshire	216	Rural
£263,487	HR6 9FU	S	10, St Marys Way, Kingsland, Leominster, Herefordshire	87	Rural
£288,906	HR9 7WE	S	12, Willow Walk, Lea, Ross-On-Wye, Herefordshire	88	Rural
£414,220	HR2 9FE	D	60, Primrose Avenue, Clehonger, Hereford, Herefordshire	113	Rural
£333,704	HR2 9FE	D	59, Primrose Avenue, Clehonger, Hereford, Herefordshire	113	Rural
£437,551	HR9 7WE	D	35, Willow Walk, Lea, Ross-On-Wye, Herefordshire	141	Rural
£641,750	HR9 7WL	D	2, The Oaks, Lea, Ross-On-Wye, Herefordshire	187	Rural
£309,201	HR9 7WE	D	19, Willow Walk, Lea, Ross-On-Wye, Herefordshire	87	Rural
£564,682	HR3 5FF	D	7, Bookers Edge, Hay On Wye, Hereford, Herefordshire	150	Rural
£329,398	HR2 9FE	D	8, Primrose Avenue, Clehonger, Hereford, Herefordshire	113	Rural
£311,752	HR7 4HN	D	25, Woodland View, Stoke Lacy, Bromyard, Herefordshire	91	Rural
£397,630	HR4 7SS	D	9, Pyefinch Meadow, Burghill, Hereford, Herefordshire	94	Rural
£489,836	HR2 9TA	D	5, Apple Tree Close, Clehonger, Hereford, Herefordshire	230	Rural
£412,179	HR6 9FU	D	2, St Marys Way, Kingsland, Leominster, Herefordshire	135	Rural
£394,252	HR4 8FJ	D	60, The Spires, Moreton On Lugg, Hereford, Herefordshire	99	Rural
£406,205	HR6 9FU	D	3, St Marys Way, Kingsland, Leominster, Herefordshire	135	Rural
£537,625	HR4 7SS	D	15, Pyefinch Meadow, Burghill, Hereford, Herefordshire	162	Rural
£495,810	HR2 8FF	D	6, Malferna View, Garway, Hereford, Herefordshire	135	Rural
£486,849	HR6 9FZ	D	7, Parhelion Close, Kingsland, Leominster, Herefordshire	159	Rural
£277,973	WR13 5NE	S	13, Malvern Oaks Close, Cradley, Malvern, Herefordshire	82	Rural
£268,812	HR2 9TS	D	8, Ryeland Lane, Kingstone, Hereford, Herefordshire	72	Rural
£304,089	HR2 9TN	D	14, Romney Way, Kingstone, Hereford, Herefordshire	92	Rural
£264,737	HR2 9TS	D	9, Ryeland Lane, Kingstone, Hereford, Herefordshire	72	Rural
£369,677	HR2 9TS	D	7, Ryeland Lane, Kingstone, Hereford, Herefordshire	136	Rural

£632,029	HR9 7WG	D	2, Chapel Green, Gorsley, Ross-On-Wye, Herefordshire	182	Rural
£536,628	HR9 7WL	D	3, The Oaks, Lea, Ross-On-Wye, Herefordshire	144	Rural
£395,331	HR3 5FF	S	2, Bookers Edge, Hay On Wye, Hereford, Herefordshire	135	Rural
£339,864	HR4 0FJ	D	1, Sweet Chestnut Drive, Hereford, Herefordshire	82	Rural
£292,164	HR4 0FJ	D	11, Sweet Chestnut Drive, Hereford, Herefordshire	65	Rural
£381,602	HR6 9FU	D	8, St Marys Way, Kingsland, Leominster, Herefordshire	115	Rural
£321,971	SY8 4BJ	D	2, The Coppice, Brimfield, Ludlow, Herefordshire	94	Rural
£218,311	HR4 8FJ	S	59, The Spires, Moreton On Lugg, Hereford, Herefordshire	61	Rural
£389,950	HR4 0FJ	D	4, Sweet Chestnut Drive, Hereford, Herefordshire	116	Rural
£162,288	HR4 0FJ	T	6, Sweet Chestnut Drive, Hereford, Herefordshire	69	Rural
£319,586	SY8 4BJ	D	5, The Coppice, Brimfield, Ludlow, Herefordshire	94	Rural
£441,228	HR4 0FJ	D	14, Sweet Chestnut Drive, Hereford, Herefordshire	119	Rural
£392,335	HR2 9FF	D	4, Lark Gardens, Clehonger, Hereford, Herefordshire	144	Rural
£162,882	HR4 0FJ	T	7, Sweet Chestnut Drive, Hereford, Herefordshire	69	Rural
£296,499	HR9 7WE	S	11, Willow Walk, Lea, Ross-On-Wye, Herefordshire	88	Rural
£305,892	HR2 9FE	D	14, Primrose Avenue, Clehonger, Hereford, Herefordshire	102	Rural
£219,408	HR4 8FJ	S	54, The Spires, Moreton On Lugg, Hereford, Herefordshire	61	Rural
£347,060	HR4 0FJ	D	12, Sweet Chestnut Drive, Hereford, Herefordshire	96	Rural
£409,884	HR9 7WE	D	37, Willow Walk, Lea, Ross-On-Wye, Herefordshire	113	Rural
£305,174	HR2 9TD	D	14, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	92	Rural
£478,704	HR4 7SS	D	11, Pyefinch Meadow, Burghill, Hereford, Herefordshire	134	Rural
£219,414	HR4 8FJ	S	44, The Spires, Moreton On Lugg, Hereford, Herefordshire	61	Rural
£747,975	HR9 7WL	D	5, The Oaks, Lea, Ross-On-Wye, Herefordshire	220	Rural
£269,271	HR2 9TD	D	10, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	72	Rural
£219,408	HR4 8FJ	S	43, The Spires, Moreton On Lugg, Hereford, Herefordshire	61	Rural
£296,499	HR9 7WE	S	21, Willow Walk, Lea, Ross-On-Wye, Herefordshire	85	Rural
£508,623	HR9 7WL	D	6, The Oaks, Lea, Ross-On-Wye, Herefordshire	141	Rural
£299,190	HR4 0FJ	D	10, Sweet Chestnut Drive, Hereford, Herefordshire	65	Rural
£219,408	HR4 8FJ	S	58, The Spires, Moreton On Lugg, Hereford, Herefordshire	61	Rural
£385,656	HR4 0FJ	D	3, Sweet Chestnut Drive, Hereford, Herefordshire	90	Rural
£305,174	HR2 9JH	D	17, Swaledale Road, Kingstone, Hereford, Herefordshire	92	Rural
£412,876	HR4 8FJ	D	62, The Spires, Moreton On Lugg, Hereford, Herefordshire	102	Rural
£718,056	HR9 7WL	D	10, The Oaks, Lea, Ross-On-Wye, Herefordshire	206	Rural
£320,837	HR4 8FJ	D	42, The Spires, Moreton On Lugg, Hereford, Herefordshire	86	Rural
£303,012	HR2 9JH	D	15, Swaledale Road, Kingstone, Hereford, Herefordshire	92	Rural
£388,400	HR3 5FF	S	25, Bookers Edge, Hay On Wye, Hereford, Herefordshire	128	Rural
£288,352	HR4 8FJ	S	46, The Spires, Moreton On Lugg, Hereford, Herefordshire	87	Rural
£445,607	HR4 0FJ	D	18, Sweet Chestnut Drive, Hereford, Herefordshire	119	Rural
£451,548	HR9 7WE	D	34, Willow Walk, Lea, Ross-On-Wye, Herefordshire	141	Rural
£267,364	HR2 9TD	D	11, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	72	Rural
£398,069	HR4 8FJ	D	63, The Spires, Moreton On Lugg, Hereford, Herefordshire	99	Rural
£404,011	HR9 7WE	D	36, Willow Walk, Lea, Ross-On-Wye, Herefordshire	118	Rural
£516,904	HR1 4FJ	D	7, Willow Lea, Lugwardine, Hereford, Herefordshire	129	Rural
£320,837	HR2 9TD	D	9, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	110	Rural
£217,734	HR4 8FJ	S	55, The Spires, Moreton On Lugg, Hereford, Herefordshire	61	Rural
£191,902	HR4 0FJ	T	5, Sweet Chestnut Drive, Hereford, Herefordshire	84	Rural
£288,352	HR4 8FJ	S	45, The Spires, Moreton On Lugg, Hereford, Herefordshire	87	Rural
£404,017	HR4 7SS	D	10, Pyefinch Meadow, Burghill, Hereford, Herefordshire	94	Rural
£464,504	HR9 7WY	D	3, Eastview Gardens, Bromsash, Ross-On-Wye, Herefordshire	90	Rural
£377,113	HR2 8RW	S	7, Templars Oaks, Garway, Hereford, Herefordshire	125	Rural
£388,716	HR2 8RW	S	1, Templars Oaks, Garway, Hereford, Herefordshire	125	Rural
£738,052	HR2 8RW	D	5, Templars Oaks, Garway, Hereford, Herefordshire	162	Rural
£691,191	HR2 8RW	D	3, Templars Oaks, Garway, Hereford, Herefordshire	162	Rural
£328,023	HR4 0FJ	D	9, Sweet Chestnut Drive, Hereford, Herefordshire	96	Rural
£359,708	HR9 7WY	S	2, Eastview Gardens, Bromsash, Ross-On-Wye, Herefordshire	76	Rural
£708,764	HR9 7WY	D	6, Eastview Gardens, Bromsash, Ross-On-Wye, Herefordshire	147	Rural
£686,505	HR9 7WG	D	4, Chapel Green, Gorsley, Ross-On-Wye, Herefordshire	182	Rural
£465,090	HR9 7WY	D	4, Eastview Gardens, Bromsash, Ross-On-Wye, Herefordshire	90	Rural
£377,806	HR4 8FJ	D	52, The Spires, Moreton On Lugg, Hereford, Herefordshire	112	Rural
£697,049	HR9 7WY	D	5, Eastview Gardens, Bromsash, Ross-On-Wye, Herefordshire	147	Rural
£451,032	WR13 5NE	D	32, Malvern Oaks Close, Cradley, Malvern, Herefordshire	119	Rural
£382,914	HR2 8RW	S	6, Templars Oaks, Garway, Hereford, Herefordshire	125	Rural
£342,302	HR2 8RW	S	2, Templars Oaks, Garway, Hereford, Herefordshire	125	Rural
£375,952	HR3 5FF	S	1, Bookers Edge, Hay On Wye, Hereford, Herefordshire	128	Rural
£468,604	HR2 9TD	D	8, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	140	Rural
£392,456	HR2 9TD	D	7, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	140	Rural

£556,468	HR9 7WL	D	7, The Oaks, Lea, Ross-On-Wye, Herefordshire	158	Rural
£451,032	HR2 9TD	D	7a, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	223	Rural
£340,109	HR9 7WY	S	1, Eastview Gardens, Bromsash, Ross-On-Wye, Herefordshire	76	Rural
£213,283	HR4 8FJ	S	57, The Spires, Moreton On Lugg, Hereford, Herefordshire	61	Rural
£661,001	HR9 7WL	D	4, The Oaks, Lea, Ross-On-Wye, Herefordshire	191	Rural
£395,844	HR9 7WE	D	15, Willow Walk, Lea, Ross-On-Wye, Herefordshire	103	Rural
£734,330	HR2 8RW	D	4, Templars Oaks, Garway, Hereford, Herefordshire	182	Rural
£372,896	HR9 7WE	D	14, Willow Walk, Lea, Ross-On-Wye, Herefordshire	83	Rural
£283,387	HR9 7WE	S	26, Willow Walk, Lea, Ross-On-Wye, Herefordshire	88	Rural
£384,370	HR4 8FJ	D	51, The Spires, Moreton On Lugg, Hereford, Herefordshire	112	Rural
£625,328	HR9 7WL	D	8, The Oaks, Lea, Ross-On-Wye, Herefordshire	172	Rural
£671,224	HR9 7WL	D	9, The Oaks, Lea, Ross-On-Wye, Herefordshire	200	Rural
£289,049	HR9 7WE	S	25, Willow Walk, Lea, Ross-On-Wye, Herefordshire	88	Rural
£337,886	HR3 5FF	S	24, Bookers Edge, Hay On Wye, Hereford, Herefordshire	108	Rural
£256,277	SY8 4BJ	T	10, The Coppice, Brimfield, Ludlow, Herefordshire	80	Rural
£208,363	HR2 9TS	S	17, Ryeland Lane, Kingstone, Hereford, Herefordshire	71	Rural
£208,363	HR2 9TS	S	15, Ryeland Lane, Kingstone, Hereford, Herefordshire	71	Rural
£353,302	HR2 9TS	D	13, Ryeland Lane, Kingstone, Hereford, Herefordshire	132	Rural
£381,794	HR2 9TS	D	11, Ryeland Lane, Kingstone, Hereford, Herefordshire	140	Rural
£381,794	HR2 9TS	D	12, Ryeland Lane, Kingstone, Hereford, Herefordshire	140	Rural
£294,363	SY8 4BJ	D	6, The Coppice, Brimfield, Ludlow, Herefordshire	94	Rural
£559,076	HR4 8NY	D	Willew Corner, Canon Pyon, Hereford, Herefordshire	148	Rural
£223,674	HR2 9TS	S	16, Ryeland Lane, Kingstone, Hereford, Herefordshire	71	Rural
£391,745	HR9 7ZQ	D	5, Chapel View, Gorsley, Ross-On-Wye, Herefordshire	82	Rural
£313,396	HR2 9TN	D	23, Romney Way, Kingstone, Hereford, Herefordshire	110	Rural
£554,012	HR5 3QY	D	2, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	139	Rural
£531,852	HR5 3QY	D	8, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	139	Rural
£376,734	HR9 7ZQ	S	3, Chapel View, Gorsley, Ross-On-Wye, Herefordshire	82	Rural
£551,242	HR5 3QY	D	5, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	136	Rural
£515,231	HR5 3QY	D	6, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	136	Rural
£376,728	HR2 9TD	D	8a, Dalesbred Avenue, Kingstone, Hereford, Herefordshire	141	Rural
£565,093	HR5 3QY	D	1, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	146	Rural
£318,557	HR2 9TN	D	25, Romney Way, Kingstone, Hereford, Herefordshire	110	Rural
£645,978	HR5 3QY	D	3, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	146	Rural
£310,247	HR2 9TT	D	29, Hebridean Gardens, Kingstone, Hereford, Herefordshire	110	Rural
£563,115	HR5 3QY	D	4, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	139	Rural
£508,443	HR5 3QY	D	7, Mission Hut Mews, Holme Marsh, Kington, Herefordshire	136	Rural
£322,561	HR2 9TT	D	28, Hebridean Gardens, Kingstone, Hereford, Herefordshire	106	Rural
£315,237	HR4 7NP	D	4, Bliss View, Staunton On Wye, Hereford, Herefordshire	106	Rural
£801,450	HR9 6FP	D	2, Symonds Yat View, Whitchurch, Ross-On-Wye, Herefordshire	215	Rural
£550,324	HR9 7WE	D	29, Willow Walk, Lea, Ross-On-Wye, Herefordshire	191	Rural
£242,356	SY8 4BJ	D	8, The Coppice, Brimfield, Ludlow, Herefordshire	80	Rural
£273,325	HR2 9TN	S	21, Romney Way, Kingstone, Hereford, Herefordshire	84	Rural
£254,547	HR2 9TN	S	20, Romney Way, Kingstone, Hereford, Herefordshire	79	Rural
£432,074	HR2 9TN	D	32, Romney Way, Kingstone, Hereford, Herefordshire	171	Rural
£449,079	HR9 7WE	D	17, Willow Walk, Lea, Ross-On-Wye, Herefordshire	204	Rural
£328,980	HR2 9TN	D	28, Romney Way, Kingstone, Hereford, Herefordshire	132	Rural
£305,304	HR2 9TN	D	30, Romney Way, Kingstone, Hereford, Herefordshire	110	Rural
£253,121	HR2 9TN	S	24, Romney Way, Kingstone, Hereford, Herefordshire	79	Rural
£758,805	HR9 6FP	D	3, Symonds Yat View, Whitchurch, Ross-On-Wye, Herefordshire	203	Rural
£253,121	HR2 9TN	S	26, Romney Way, Kingstone, Hereford, Herefordshire	79	Rural
£284,115	HR2 9TS	S	19, Ryeland Lane, Kingstone, Hereford, Herefordshire	92	Rural
£336,121	HR9 7WE	D	2, Willow Walk, Lea, Ross-On-Wye, Herefordshire	85	Rural
£281,842	HR2 9TS	S	18, Ryeland Lane, Kingstone, Hereford, Herefordshire	110	Rural
£330,955	HR2 9TT	D	16, Hebridean Gardens, Kingstone, Hereford, Herefordshire	106	Rural
£289,586	HR2 9TN	D	35, Romney Way, Kingstone, Hereford, Herefordshire	84	Rural
£325,784	HR2 9TN	D	31, Romney Way, Kingstone, Hereford, Herefordshire	109	Rural
£213,030	HR2 9TT	S	14, Hebridean Gardens, Kingstone, Hereford, Herefordshire	71	Rural
£213,030	HR2 9TT	S	13, Hebridean Gardens, Kingstone, Hereford, Herefordshire	71	Rural
£225,547	SY8 4BJ	T	9, The Coppice, Brimfield, Ludlow, Herefordshire	80	Rural
£167,307	HR2 9TT	S	45, Hebridean Gardens, Kingstone, Hereford, Herefordshire	71	Rural
£167,307	HR2 9TT	S	43, Hebridean Gardens, Kingstone, Hereford, Herefordshire	71	Rural
£167,307	HR2 9TT	S	44, Hebridean Gardens, Kingstone, Hereford, Herefordshire	71	Rural
£167,307	HR2 9TT	S	40, Hebridean Gardens, Kingstone, Hereford, Herefordshire	71	Rural
£165,666	HR2 9TT	S	42, Hebridean Gardens, Kingstone, Hereford, Herefordshire	71	Rural
£160,742	HR2 9TT	T	4, Hebridean Gardens, Kingstone, Hereford, Herefordshire	59	Rural

£160,742	HR2 9TT	T	2, Hebridean Gardens, Kingstone, Hereford, Herefordshire	59	Rural
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Appendix E Future Homes

Changes to Part L 2021 and Future Homes Standards 2025

- 1 The introduction of Part L 2021 came into effect in summer 2022, therefore BCIS data has yet to adjust to the new standards. Whilst the standards are set out there are multiple ways to achieve them, which is acknowledged by the Government, which itself sets out two compliance rates with different approaches and costs.
- 2 In terms of the Future Homes Standard 2025 no formal guidance or impact assessment has been undertaken and therefore there is an even wider range of approaches and costs that could be used to assess impact on viability. This is further complicated as it will also depend on how the Part L 2021 requirements are met as this affects the 'start point' for any extra over cost estimates. As set out in the following table where higher costs are attributed to Part L 21 it can mean lower costs for meeting potential Future Homes 2025 standards.
- 3 The following table sets out potential costs for meeting both Part L 2021 and Future Homes Standard 2025. The information is sourced from a variety of different reports that are supporting local plans and strategies. The approaches and intended use all vary greatly and therefore it difficult to establish any common figure.

Table E1 Sample of costs to meet Part L 2021 and Future Homes 2025

Reference	Unit type	£ cost per unit to meet Part L 2021 from Part L 2013	£ cost per unit to meet Future Homes 2025 from Part L 2013	Notes
Cornwall Council Technical evidence base for policy Sec 1 - new housing Technical appendices	Semi	£7,162	£3,758	Lower Future Homes costs due to reduced PV costs from Part L 2021
	Flat	£1,943	£2,885	
Essex County Council Net zero carbon viability and toolkit study	Semi	£3,000	£16,500	Higher Future Homes costs due to no allowance for scale and approach to meeting standards
	Flat	£1,900	£9,900	
Lancaster Viability Assessment	Semi	£4,100	£11,500	
	Flat	£2,813	£7,938	
Basingstoke and Deane Climate Change Study	Semi	£4,600	£7,000	No figures provided for flats
Isle of Wight Viability Study	Semi	£4,000	£10,000	No figures provided for flats

Dartford Viability Assessment	Semi	£5,142	-	No figure provided for flats or FH. Figure also includes allowance for BNG and EVC.
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4 For the Herefordshire allowances it is considered that for meeting the Part L 2021 the Government’s impact assessment is used as this approach is used for other requirements and therefore considered reasonable. In terms of Future Homes there are currently no standards and no impact assessment available. A number of councils have undertaken work to consider what the cost impact could be given individual interpretation of both meeting Part L 2021 standards and the guidance to date regarding what the Future Homes 2025 standards may look like. This has given rise to a wide range of costs for meeting Future Homes Standards from just under £4,000 per house to over £16,000 per house. Given the uncertainty a cautious approach is required and therefore it is considered that a figure of £12,000 per house and £8,000 per flat to move from Part L 2013 to Future Homes 2025 is reasonable for high level testing. Therefore:

Part L 2021 – include the Government impact allowance figures of £45/sq m for a house and £35/sq m for a flat within all the residential testing as applicable.

Future Homes 2025 – include £12,000 per house and £8,000 per flat

5 *As this study was being finalised, the DLUHC published its consultation for future homes based on two options. The consultation included an impact assessment²² which provided indicative costs for meeting both options. These costs suggest that the more capital expensive Option 1 cost is comparable to the allowances used in this study.*

²² https://assets.publishing.service.gov.uk/media/65cc90e139a8a7000f60d508/Future_Homes_Standard_consultation_stage_impact_assessment.pdf table 5

Appendix F Land

Paddock Land					
Location	Ha	Price	Price/ha	Notes	Source
Peterchurch	0.52	£25,000	£48,263		https://www.sunderlands.co.uk/farms-land/property/peterchurch-7338
Withington Radway Bridge lot 1	0.53	£45,000	£84,240	hope value for resi?	https://www.sunderlands.co.uk/farms-land/property/withington-7477
Withington Radway Bridge lot 2	0.66	£60,000	£90,404	hope value for resi?	https://www.sunderlands.co.uk/farms-land/property/withington-7477
Eaton Bishop, Hereford lot 2	0.87	£60,000	£68,960	includes steel frame building	https://www.sunderlands.co.uk/files/property-brochures/32142866/Brochure%201.pdf?crtid=1677767341
Eaton Bishop, Hereford lot 1	0.88	£40,000	£45,549		https://www.sunderlands.co.uk/farms-land/property/eaton-bishop-hereford-19126372
Bishops Frome, Herefordshire, WR6 5BP lot 4	1.00	£250,000	£251,123	strong hope value	https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_frome-rahr9nrk/
Winslow, Bromyard lot 1	1.02	£60,000	£58,835		https://www.sunderlands.co.uk/farms-land/property/winslow-bromyard-19120108
Yatton, Nr Leominster, Herefordshire	1.13	£50,000	£44,443	Field shelter	https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/leominster-eybz92eo/
Land at Checkley, Herefordshire	1.16	£30,000	£25,920		https://www.uklandandfarms.co.uk/search/detail.aspx?PropertyRef=ayncjKde
Land at Crow Hill, Upton Bishop, Ross-on- Wye	1.34	£70,000	£52,258		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/rossonwye-i4cp9mjs/
Pasture Land at Buckenhill, Fownhope	1.79	£82,000	£45,843		James Spreckly 9/5/23
Land At Eardisland, Leominster, HR6	2.14	£75,000	£34,968		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/leominster-10184_5635/
Land at Alders End Road, Tarrington, Herefordshire	2.34	£75,000	£32,008	next to housing	https://www.onthemarket.com/details/12465477/
Bishops Frome, Herefordshire, WR6 5BP lot 5	2.68	£175,000	£65,224	Part with hope value	https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_frome-rahr9nrk/
Kinnersley, Hereford	3.20	£230,000	£71,942	Equestrian/amenity, with barn, stables lake and field shelter	https://www.onthemarket.com/details/12955093/
Kinnersley HR3	3.24	£180,000	£55,599	amenity land, barns and stables, hope value	https://www.onthemarket.com/details/13079059/
Land at Roman Road, Burcott, Hereford	3.52	£400,000	£113,742	Adjacent to Hereford	https://www.sunderlands.co.uk/farms-land/property/land-roman-road-burcott-hereford-19122183
Winslow, Bromyard lot 2	3.58	£110,000	£30,748	equestrian	https://www.sunderlands.co.uk/farms-land/property/winslow-bromyard-19120108
Bishops Frome, Herefordshire, WR6 5BP lot 6	4.80	£100,000	£20,835		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_frome-rahr9nrk/

Bishops Frome, Herefordshire, WR6 5BP lot 2	4.91	£175,000	£35,650		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_frome-rahr9nrk/
LAND AT GREAT TRELANDON, LONGTOWN, HEREFORDSHIRE	5.26	£130,000	£24,711		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/c11sxs6/
Lot 2 Land At The Bush , Brilley, Whitney-on-Wye, Hereford	5.92	£180,000	£30,403	some hope value	https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/195017_lud220117/
Winslow, Bromyard	6.07	£225,000	£37,066		https://www.sunderlands.co.uk/farms-land/property/winslow-bromyard-19020562
Sutton Road, Cross Keys, Hereford	7.29	£270,000	£37,025	Larger but some hope value?	https://www.sunderlands.co.uk/farms-land/property/sutton-road-cross-keys-hereford-19132863
Land At Steens Bridge, Leominster	8.11	£250,000	£30,811		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/leominster-10184_5616/
Bishops Frome, Herefordshire, WR6 5BP lot 7	8.65	£250,000	£28,908		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_frome-rahr9nrk/
Kington, County, Herefordshire	8.99	£350,000	£38,940		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/53139_hay220201/
Bishops Frome, Herefordshire, WR6 5BP lot 3	9.17	£220,000	£24,001		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_frome-rahr9nrk/
Barrell Lane, Aston Ingham, HR9 7LS	10.27	£230,000	£22,402		https://www.sunderlands.co.uk/farms-land/property/barrell-lane-aston-ingham-hr9-7ls-18273497
Ross-on-Wye, Herefordshire	10.27	£230,000	£22,402		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/rossonwye-5agntkou/
Much Cowarne, Bromyard	14.98	£688,015	£45,937		James Spreckly 9/5/23
Near Burley Gate, Hereford	15.05	£550,000	£36,544	arable	https://www.sunderlands.co.uk/farms-land/property/near-burley-gate-hereford-18582020
Canon Pyon, Hereford	15.39	£570,000	£37,037		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/80324_new230053/
Bromyard, Herefordshire, HR7 4SX lot 2	22.66	£550,000	£24,269		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bromyard-xrirtw6j/
Bromyard, Herefordshire	41.06	£1,000,000	£24,357	arable	https://www.onthemarket.com/details/13117164/
Arable land at Hillend, Hereford	48.97	£2,120,000	£43,294		James Spreckly 9/5/23
Bishops Frome, Herefordshire, WR6 5BP lot 1	49.48	£1,500,000	£30,315		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_frome-rahr9nrk/

Average up to 1 ha no buildings or hope value			2.42	£125,000	£51,739
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Agricultural					
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Location	Ha	Price	Price/ha	Notes	Source
Yatton, Nr Leominster, Herefordshire	1.125027	£50,000	£44,443	Field shelter	https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/leominster-eybz92eo/
Land at Checkley, Herefordshire	1.157402	£30,000	£25,920		https://www.uklandandfarms.co.uk/search/detail.aspx?PropertyRef=ayncjKde
Land at Crow Hill, Upton Bishop, Ross-on-Wye	1.339511	£70,000	£52,258		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/rossonwye-i4cp9mjs/
Pasture Land at Buckenhill, Fownhope	1.788712	£82,000	£45,843		James Spreckly 9/5/23
Land At Eardisland, Leominster, HR6	2.144836	£75,000	£34,968		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/leominster-10184_5635/
Bishops Frome, Herefordshire, WR6 5BP lot 6	4.799576	£100,000	£20,835		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_fromerah9nrk/
Bishops Frome, Herefordshire, WR6 5BP lot 2	4.908841	£175,000	£35,650		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_fromerah9nrk/
LAND AT GREAT TRELANDON, LONGTOWN, HEREFORDSHIRE	5.260918	£130,000	£24,711		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/c11sxs6/
Winslow, Bromyard	6.07029	£225,000	£37,066		https://www.sunderlands.co.uk/farms-land/property/winslow-bromyard-19020562
Land At Steens Bridge, Leominster	8.113954	£250,000	£30,811		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/leominster-10184_5616/
Bishops Frome, Herefordshire, WR6 5BP lot 7	8.64814	£250,000	£28,908		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_fromerah9nrk/
Kington, County, Herefordshire	8.988076	£350,000	£38,940		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/53139_hay220201/
Bishops Frome, Herefordshire, WR6 5BP lot 3	9.166138	£220,000	£24,001		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_fromerah9nrk/
Barrell Lane, Aston Ingham, HR9 7LS	10.26688	£230,000	£22,402		https://www.sunderlands.co.uk/farms-land/property/barrell-lane-aston-ingham-hr9-7ls-18273497
Ross-on-Wye, Herefordshire	10.26688	£230,000	£22,402		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/rossonwye-5agntkou/
Much Cowarne, Bromyard	14.97743	£688,015	£45,937		James Spreckly 9/5/23
Near Burley Gate, Hereford	15.05027	£550,000	£36,544	arable	https://www.sunderlands.co.uk/farms-land/property/near-burley-gate-hereford-18582020
Canon Pyon, Hereford	15.39021	£570,000	£37,037		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/80324_new230053/
Bromyard, Herefordshire, HR7 4SX lot 2	22.66242	£550,000	£24,269		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bromyard-xrirtw6j/
Bromyard, Herefordshire	41.05539	£1,000,000	£24,357	arable	https://www.onthemarket.com/details/13117164/
Arable land at Hillend, Hereford	48.96701	£2,120,000	£43,294		James Spreckly 9/5/23

Bishops Frome, Herefordshire, WR6 5BP lot 1	49.48096	£1,500,000	£30,315		https://www.uklandandfarms.co.uk/rural-property-for-sale/west-midlands/herefordshire/bishops_fromerah9nrk/
Totals	292	£9,445,015	£32,387		

	Arable	Pasture	Blend		
FW	£24,463	17668.02	£21,066	Herefordshire	https://www.fwi.co.uk/business/markets-and-trends/land-markets/find-out-average-farmland-prices-where-you-live
Carter Jonas	27181.568	22239.46	£24,711	West Midlands	https://www.carterjonas.co.uk/rural-research/farmland-market-update-q4-2022
Strutt & Parker	24401.635	20386.18	£22,394	West Midlands	https://rural.struttandparker.com/wp-content/uploads/2023/01/English-Estates-and-Farms-Review-Q4-2022_Web_compressed.pdf
			£22,723		

VOA Land Values 2019, August 2020			
https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019			
Industrial	Herefordshire, County of	£550,000	
Office CBD	Telford	£865,000	The Marches
Office OoC	Telford	£500,000	The Marches
Agriculture	The Marches	£22,000	

Appendix G Strategic allocations

	Basis	Education cost per all terrace/semi	Education cost per all detached	Health / dwg	Phosphate/dwg	20% BNG/dwg	% of total as SBCH	Net site area ha	% net developable	Gross site area ha	Community facility cost	Transport costs
HERE5 Homer North	900 dwellings with with additional education costs per dwelling & nutrients at slightly lower density due to topography.	£7,629	£13,816	£800	£0	£1,194	5%	25.5	58%	44.0	£340,000 after 500 dwgs	
KING2 Land east of Kingswood Road	50 dwellings with additional education, health costs per dwelling and nutrients cost.	£7,629	£13,816	£800	£2,523	£1,194	5%	1.6	73%	2.15		
LEDB2 Land to the south of Ledbury	450 dwellings with crossing, community facility, additional education costs per dwelling but no nutrient cost	£7,629	£13,816	£800	£0	£1,194	5%	12.9	61%	21.0	£340,000 after 300 dwgs	£800,000 crossing after 100 dwellings
LEOM2 Land south of primary school	200 dwellings with education costs per dwelling. Model at at 190 dwellings as 5% AH (10 dwgs) delivered as separate land for AH scheme but keep net & gross site areas as set out here	£7,629	£13,816	£800	£2,523	£1,194	5%	5.7	65%	8.7		

ROSS2 East of Ross on Wye	1,000 dwellings with housing for older persons, with education costs per dwelling.	£7,629	£13,816	£800	£0	£1,194	5%	28.8	58%	50.0	£340,000 after 500 dwgs	£0.75m provisional allowance roundabout arm at start of development .
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Appendix H Non-residential sales values and yields

Retail Park values & yields

Scheme	Date of transaction	SQM	£ per SQM
Street Record, Westwood Retail Park, Westwood Road, Broadstairs, CT10 2NY	21/12/2022	930	£204
Unit B, Westwood Gateway Retail Park, Margate Road, Broadstairs, CT10 2PU	20/12/2022	930	£204
Brighton Retail Park, Carden Avenue, Brighton, BN1 8LW	20/12/2022	916	£242
Hmyoi And Rc Reading, Forbury Road, Reading, RG1 3HY	19/12/2022	1,045	£57
John Allen Centre, Between Towns Road, Oxford, OX4 3JP	17/10/2022	490	£215
Brotherhood Shopping Park, Brotherhood Close, Walton, Peterborough, PE4 6ZR	13/10/2022	474	£296
Sittingbourne Retail Park, Mill Way, Sittingbourne, ME10 2XD	11/10/2022	3,554	£137
Great Lodge Retail Park, Longfield Road, Royal Tunbridge Wells, TN2 3EW	29/09/2022	996	£342
Maybird Shopping Park, Birmingham Road, Stratford Upon Avon, CV37 0HZ	01/09/2022	954	£272
Brotherhood Shopping Park, Brotherhood Close, Walton, Peterborough, PE4 6ZR	01/09/2022	2,109	£156
Ravenhead Retail Park, 4, Milverny Way, St Helens, WA9 1JF	05/08/2022	934	£167
Station Street, Portsmouth, PO1 1BE	29/07/2022	2,323	£183
Clifton Moor Retail Park, Hurricane Way, York, YO30 4XU	26/07/2022	472	£212
Aylesbury Shopping Park, Cambridge Close, Aylesbury, HP20 1BA	11/07/2022	929	£242
Longwater Retail Park, Alex Moorhouse Way, Norwich, NR5 0JT	11/07/2022	929	£248
Westway Cross Shopping Park, Greenford Road, Greenford, UB6 0UW	07/07/2022	2,053	£243
Forge Shopping Park, Colliers Way, Telford, TF3 4AG	05/07/2022	2,958	£108
Elliotts Field Shopping Park, Leicester Road, Rugby, CV21 1SR	30/06/2022	2,819	£115
Grand Junction Retail Park, Grand Junction Way, Crewe, CW1 2RP	10/06/2022	929	£215
Halls Mill Retail Park, Back Foundry Street, Bury, BL9 7AZ	01/05/2022	929	£135
Orpington Trading Estate, Sevenoaks Way, Orpington, Br5 3	27/04/2022	929	£350
Maybird Shopping Park, Birmingham Road, Stratford Upon Avon, CV37 0HZ	20/04/2022	992	£233
Sprowston Retail Park, Salhouse Road, Norwich, NR7 9AZ	06/04/2022	929	£238
The Capitol Centre, Capitol Way, Walton-le-dale, PR5 4AW	06/04/2022	3,268	£80
Unit 5 (C1), Westwood Retail Park, Westwood Road, Broadstairs, CT10 2NY	01/04/2022	999	£83
Retail Unit, Angouleme Retail Park, Angouleme Way, Bury, BL9 0BZ	01/02/2022	1,484	£135
Unit 3, Darnell Court, Moulton Park, Northampton, NN3 6RW	25/10/2021	93	£215
Unit 2, Darnell Court, Moulton Park, Northampton, NN3 6RW	06/09/2021	111	£516
New Retail Units, Trowell Road, Nottingham, NG8 2DH	13/08/2021	116	£194
St Michaels Retail Park, Eastern Green, Penzance, TR18 3FH	24/06/2021	613	£199
Unit 8 Astle Retail Park, West Bromwich, West Midlands, B70 9NS	27/01/2021	472	£74
Wren Nest Retail Park, Glossop Brook Road, Glossop, SK13 8GN	25/12/2020	836	£120
Unit 3, Jelbert Way, Long Rock, TR18 3RG	14/12/2020	1,486	£89
Unit C, Maybird Retail Park, Birmingham Road, Stratford-upon-avon, CV37 0HZ	11/12/2020	987	£233
Solartron Retail Park, Solartron Road, Farnborough, GU14 7QJ	11/12/2020	1,659	£244
Exeter Retail Park, Marsh Barton Road, Exeter, EX2 8LH	03/12/2020	1,864	£215
Ravenhead Retail Park, 10, Milverny Way, St Helens, WA9 1JF	03/12/2020	372	£538
Ravenhead Retail Park, 2, Milverny Way, St Helens, WA9 1JF	03/12/2020	747	£375
Unit 11a Cambridge Retail Park, Newmarket Road, Cambridge, CB5 8WR	20/11/2020	338	£385
Chalfont Square Retail Park, The Square, Reading, RG6 5HJ	02/11/2020	453	£88
Solartron Retail Park, Solartron Road, Farnborough, GU14 7QJ	13/10/2020	1,891	£317
Unit 8, Castle Vale Retail Park, Birmingham, B35 6HB	12/10/2020	325	£169
Unit 1a Westgate Retail And Leisure Park, Ings Road, Wakefield, WF2 9SD	06/10/2020	929	£167
14, Lockheed Close, Banbury, OX16 1LX	06/10/2020	836	£215
Unit 23b, Grand Junction Way, Crewe, CW1 2RP	22/09/2020	407	£172
Orpington Trading Estate, Sevenoaks Way, Orpington, Br5 3	14/09/2020	184	£484

Sundorne Retail Park, Battlefield Road, Shrewsbury, SY1 4YA	14/09/2020	3,407	£91
Cambridge Retail Park, Newmarket Road, Cambridge, CB5 8JL	11/09/2020	918	£269
Warwickshire Shopping Park, Kynner Way, Coventry, CV3 2SB	11/09/2020	492	£102
10, Grand Junction Way, Crewe, CW1 2RP	10/09/2020	1,161	£199
Unit 1, Olympus Park, Quedgeley, Gloucester, GL2 4NF	04/09/2020	1,781	£118
Staples Corner Retail Park, Geron Way, London, NW2 6LW	01/09/2020	462	£325
Sprowston Retail Park, Salhouse Road, Norwich, NR7 9AZ	27/08/2020	1,854	£194
Centrum Park, Tewkesbury Road, Cheltenham, GL51 9FD	15/07/2020	3,530	£301
Unit 2a Jasper Retail Park, Tunstall, Stoke On Trent, , ST6 6AN	02/07/2020	275	£140
9 Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU	30/06/2020	1,819	£247
1a, Charter Way, Braintree, CM77 8YJ	23/06/2020	673	£301
Unit 1a, Forest Retail Park Forest Street, Sutton-in-ashfield, Nottinghamshire, NG17 1BE	10/06/2020	212	£92
Unit 3, Yew Tree Retail Park, Yardley, Birmingham, B25 8YP	14/05/2020	162	£185
Clifton Moor Retail Park, Hurricane Way, York, YO30 4XU	01/04/2020	764	£144
Unit J1 Maybird Retail Park, Birmingham Road, Stratford-upon-avon, CV37 0HZ	18/03/2020	466	£296
Warwickshire Shopping Park, Kynner Way, Coventry, CV3 2SB	04/03/2020	183	£219
Greyhound Retail Park, Greyhound Park Road, Chester, CH1 4QG	03/03/2020	482	£296
Longwater Retail Park Car Park, Alex Moorhouse Way, Costessey, NR5 0JT	28/02/2020	911	£210
Westway Cross Shopping Park, Greenford Road, Greenford, UB6 0UW	20/02/2020	889	£34
Unit B, Aldermoor Way, Longwell Green, BS30 7TX	20/02/2020	1,368	£219
1, Hedge End Way, Hedge End, SO30 4DD	07/02/2020	2,092	£229

Scheme	SQM	Date of transaction	Yield (%)
Gemini Retail Park, Europa Boulevard, Warrington, WA5 7YA	4,645	24/03/2023	7.5
442 Newmarket Road, Cambridge, CB5 8JL	1,858	22/03/2023	7.14
Solartron Retail Park, Solartron Road, Farnborough, GU14 7QJ	8,361	22/03/2023	7.65
Capitol Retail And Leisure Park, Capitol Way, Walton-le-dale, PR5 4AW	27,871	21/03/2023	8.43
Birmingham Road Retail Park, Birmingham Road, Wolverhampton, WV2 3LQ	2,644	01/12/2022	6.93
Mansfield Road Retail Park, Mansfield Road, Nottingham, NG5 6BD	4,544	14/10/2022	7.1
Units 1 & 2, Mariners Way, Preston, PR2 2ZB	1,396	27/09/2022	6.3
Jacks, Kennedy Way, Immingham, DN40 2AB	4,412	04/08/2022	7.17
Springfield Retail Park, Carey Road, NG6 6AJ	6,518	23/06/2022	6.21
Galleries Retail Park, Washington, NE38 7RW	8,831	30/04/2022	6.85
Currys & Dunhelm, Apex Retail Park, Conybere St, Highgate Middleway, B'ham B12 0EB	3,716	16/02/2022	7.8
Go Outdoors, Coventry Business Park, Canley Road, Coventry CV5 6RN	4,535	15/10/2021	7.51
Hayes Bridge Retail Park, Uxbridge Road, Hayes, UB4 0RH	9,738	05/10/2021	4.37
Chester Road Trade Park, Chester Road, Erdington, Birmingham, B24 0QY	1,709	01/10/2021	4.59
Augustin Retail Park, St Augustin Way, Grantham, NG31 6TN	3,029	15/09/2021	8.5
Queens Drive Retail Park, Queens Drive, Liverpool, L13 0DL	2,694	06/09/2021	4.65
Arrow Point Retail Park, Brixton Way, Shrewsbury, SY1 3GB		05/05/2021	8.7
Lindis Retail Park, Tritton Road, Lincoln, LN6 7QY	4,157	01/04/2021	9.26
Kingsthorpe Centre, Harborough Road, Northampton, NN2 7BD	5,821	01/04/2021	7.52
New Hall Hey Retail Park, New Hall Hey Road, Rawtenstall, BB4 6HH	7,450	01/02/2021	7.65
Bromsgrove Retail Park, Birmingham Road, B61 0DD	5,007	01/01/2021	6.21
Beechdale Park, Nottingham, NG8 3LH	864	03/12/2020	6.82
Droitwich Spa Retail Park, Kidderminster Road, Droitwich, WR9 9AY	2,523	01/12/2020	7.95
Goldstone Retail Park, Newtown Road, Hove, BN3 7PN	7,615	28/11/2019	5.1
St Oswald's Park, St Oswald's Road, Gloucester, GL1 2UE	20,900	19/11/2019	8.5
The Podium Shopping Centre, The Podium, Bath, BA1 5AL	16,916	03/10/2019	4.07
Poole Retail Park, Redlands, Poole, BH12 1DN	19,324	12/09/2019	8

Units A, B & C, Coypool Retail Park, Coypool Road, Plymouth, PL7 4TB	3,674	01/09/2019	8.81
Bell Green Retail Park, Bell Green, London, SE6 4HD	13,274	04/04/2019	5.9
Weston Lock Retail Park, Lower Bristol Road, Westmoreland, Bath, BA2 1EP	2,705	28/03/2019	5.15
Barker And Stonehouse, Marsh Street, Middlesbrough, TS1 5JH	1,681	01/03/2019	7.6
Binhamy Retail Park, Binhamy Retail Park, Stratton Road, Bude, EX23 8AF	4,023	14/01/2019	7.5
Central Retail Park (Rochdale), Oldham Road, Rochdale, OL11 1BU	6,389	17/12/2018	8.58
Jubilee Retail Park, Radipole Park Drive, Weymouth, DT3 5EZ	5,574	04/12/2018	6.97
Warehouse, Worcester Road, Evesham, WR11 4AB	3,930	03/12/2018	6.01
Martlesham Heath Retail Park, Anson Road, Ipswich, IP5 3RX	4,459	19/11/2018	5.2
Darlington North Retail Park, Albert Road, Darlington, DL1 2PD	3,902	17/10/2018	6.2
Whitwick Retail Park, Whitwick Road, Coalville, LE67 3FA	5,036	24/09/2018	6.9
Junction 9 Retail Park, Axletree Way, Wednesbury, WS10 9QY	42,921	31/07/2018	5.07
Octagon Retail Park, Etruria Road, Stoke-on-trent, ST1 5RR	10,498	19/07/2018	8.3
Crystal Retail Centre, Platts Road, Stourbridge, DY8 4YR	1,392	13/06/2018	8.92
Saltash Industrial Estate, Gilston Road, Saltash, PL12 6TW	3,716	01/06/2018	4.45
Slough Retail Park, Twinches Lane, Slough, SL1 5AD	14,165	31/05/2018	5.36
Selly Oak Shopping Park, Bristol Road, Birmingham, B29 6SN	17,187	31/05/2018	5
The Stirling Centre, Tye Road, Fradley, Lichfield, WS13 8ST	1,760	30/03/2018	7.33
Coppins Bridge Retail & Leisure Park, Coppins Bridge, Newport, PO30 2BX	5,470	05/03/2018	7
Keighley Retail Park, Hard Ings Road, Keighley, BD21 3NJ	6,092	15/02/2018	6.89
Rishworth Centre, Railway Street, Dewsbury, WF12 8EQ	8,593	15/02/2018	7.9
Riverside, South Walls, Stafford, ST16 3AA	9,482	08/01/2018	6.8
Horizon Shopping Park, Solartron Road, Farnborough, GU14 7QL	7,410	08/01/2018	5.25

Convenience values and yields

Scheme	Date of transaction	SQM	£ per SQM
36, High Street, Crediton, EX17 3JP	23/09/2022	286	£122
5, Market Place, Burton Upon Trent, DE14 1HA	23/09/2022	29	£311
Barton Marina, Barton Turns, Burton-on-trent, DE13 8DZ	24/08/2022	79	£251
Riverside Office Centre, Century House, North Station Road, Colchester, CO1 1RE	26/04/2022	91	£198
Parade Green Hollow Way Oxford	25/02/2022	194	£140
68, High Street, Sunninghill, Ascot, SL5 9NN	16/02/2022	354	£254
129-131, Exning Road, Newmarket, CB8 0EL	25/10/2021	173	£121
141-143, The Gardens, Southwick, BN42 4AR	12/10/2021	136	£153
121-125, Villa Road, Birmingham, B19 1NH	01/10/2021	98	£122
150, Frimley Road, Camberley, GU15 2QN	22/07/2021	378	£215
132-152 Broad Street, Chesham, HP5 3ED	21/06/2021	380	£237
72, Trafalgar Street, Brighton, BN1 4EB	14/05/2021	41	£339
77-81 Connahs Quay Precinct, High Street, Connahs Quay, CH5 4DD	04/05/2021	208	£120
Green Oaks Shopping Centre, Green Oaks Way, Widnes, WA8 6UD	22/04/2021	67	£231
Locking Service Station, Locking Moor Road, Weston-super-mare, BS24 7BE	02/04/2021	395	£608
92-94, Church Street, Marple, SK6 7AY	01/01/2021	335	£157
5-9, Broadstone Road, North Reddish, Stockport, SK5 7AE	26/11/2020	299	£110
1 Market Place, Market Rasen, Lincolnshire, LN8 3HJ	09/11/2020	52	£115
20, Western Road, Hove, BN3 1AE	03/11/2020	82	£304
Millar Court - Unit 6 Station Road, Kenilworth, Warwickshire, Cv8	01/11/2020	53	£140
21 Sincil Street, Lincoln, LN5 7ET	01/11/2020	38	£329
21-24, St James Place, Mangotsfield, BS16 9JB	31/10/2020	281	£169
91-93, Commercial Road, Portsmouth, PO1 1BQ	22/10/2020	416	£156
Retail Unit, Bristol Road, Selly Oak, Birmingham, B29	19/10/2020	358	£224
23 Sincil Street, Lincoln, LN5 7ET	16/10/2020	93	£187
Sainsburys, Billet Street, Taunton, TA1 3NE	29/09/2020	433	£243
95a, Upper St. Giles Street, Norwich, NR2 1AB	15/09/2020	50	£301

5, Greenway Parade, Chesham, HP5 2DA	01/09/2020	105	£172
Londis Convenience Store Wellington Avenue, Meon Vale, Stratford-upon-avon, Warwickshire, Cv37	28/08/2020	344	£161
1a Augusta Place , Leamington Spa, Warwickshire, Cv32	01/08/2020	63	£177
16a Trelawney House, Queen Elizabeth Road, Lincoln, LN1 3PA	07/07/2020	25	£173
Co-operative Food, Knightthorpe Road, Loughborough, Leicestershire, LE11 4JX	12/06/2020	404	£151
Hatch House, Station Road, Sway, SO41 6BA	01/06/2020	300	£217
Sainsburys Plc, Crowborough Hill, Jarvis Brook, TN6 2EG	01/06/2020	391	£205
Retail Unit, 7/7a, Heather Ridge Arcade, Camberley, GU15 1AX	28/04/2020	389	£231
2-3, Little East Street, Brighton, BN1 1HT	17/03/2020	131	£190
Bishop Gate Retail Park, Tower Street, Coventry, CV1 1AA	13/02/2020	378	£185
Shiney Row Branch Library, Chester Road, Houghton-le-spring, DH4 4RB	11/11/2019	353	£120
2, Sandringham Place, Stourbridge, DY8 5HP	01/10/2019	302	£172
Convenience Store, Ivy Road, Macclesfield, SK11 8NA	01/10/2019	431	£139
Co-op Convenience Store, Waddington Road, Sleaford, Lincolnshire, NG34 6AR	30/09/2019	418	£203
Former Library, Chester Road, Shiney Row, Houghton-le-spring, DH4 4RB	01/09/2019	353	£120
28-30 Markesbury Shopping Centre, Larkholme Parade, Fleetwood, FY7 8NE	30/08/2019	110	£146
Longford Local Centre West, Horsbere Drive, Longford, Gloucester, GL2 9DH	24/06/2019	362	£186
6, Cromwell Road, Ellesmere Port, CH65 4DD	28/05/2019	261	£113
Old Polegate Station, Station Road, Polegate, BN26 6EH	15/05/2019	294	£129
Holywell Convenience Store, Laurel Terrace, Whitley Bay, NE25 0ND	01/03/2019	106	£915
362 Aspley Lane, Nottingham NG8 5GB	25/02/2019	334	£114
390-396, Hollins Road, Oldham ,OL8 3BE	21/02/2019	392	£77
131, Ainsworth Road, Bury, BL8 2RT	21/02/2019	327	£77
26a, Park Street, City Centre, Bristol, BS1 5JA	02/01/2019	146	£178

Scheme	SQM	Date of transaction	Yield (%)
Tesco Express, Chell Street, Hanley, ST1 6AZ	400	13/01/2023	5
2-4, Gloucester Road, Bristol, BS7 8AE	600	15/11/2022	5.53
132-152 Broad Street, Chesham, Buckinghamshire, HP5 3ED	396	08/04/2022	5.17
Glyn Square, Milton Keynes, MK12 5JQ	188	17/02/2022	5.55
143, St Johns Hill, Sevenoaks, TN13 3PE	353	14/02/2022	4.5
171/173 Newcastle Street, Burslem, Stoke-on-trent, Staffordshire, ST6 3QJ	214	24/01/2022	6.27
Co-operative Food, 169 Walsall Wood Road, West Midlands, WS9 8HA	421	01/12/2021	4.97
9 Silver Hill, Winchester, SO23 8AQ	190	01/11/2021	3.91
390-396, Hollins Road, Oldham, OL8 3BE	393	06/08/2021	6.3
166 Dean Road, Meldon Terrace, South Shields, Tyne & Wear, NE33 4AQ	301	29/04/2021	6.47
104 Astley Street, Dukinfield, SK16 4JU	380	02/02/2021	6.31
2, Oldfield Road, Sheffield, S6 6DT	415	29/09/2020	5.7
5-9, Broadstone Road, North Reddish, Stockport, SK5 7AE	300	02/09/2020	5.71
57-59, St Peters Avenue, Cleethorpes, DN35 8HF	426	15/08/2020	7.17
Angel Inn, 76 Load Street, Bewdley, Worcestershire, DY12 2AW	374	21/07/2020	6.17
132-152, Broad Street, Chesham, HP5 3ED	449	02/07/2020	5.79
18-20, Roundhill Road, Torquay, TQ2 6TH	292	01/07/2020	6.4
Clipper Way Inn, Mongleath Road, Falmouth, TR11 4PN	285	01/05/2020	5.25
15-17, Mill Road, Kirby Cane, NR35 2EZ	227	13/03/2020	7.44
170, Heathcote Street, Stoke-on-trent, ST3 5SN	391	15/12/2019	5.18
54-56, Southbourne Grove, Bournemouth, BH6 3RB	154	16/10/2019	6.34
Showroom Unit, Chandos Road, Buckingham, MK18 1AL	419	04/09/2019	5.16
5, Foregate Street, Worcester, WR1 1DB	348	07/08/2019	6.57
Co-op, Queen Alexandra Road, North Shields, NE29 9AL	423	31/07/2019	5.35
39 High Street, Orchard Plaza, Old Orchard, Poole, BH15 1EG	413	01/06/2019	

83, Braunston Road, Oakham, LE15 6LE	479	29/04/2019	5.54
799, Whalley New Road, Blackburn, BB1 9PH	349	14/03/2019	
Co-operative Group Food Limited, Barker Street, Worcester, WR3 8NP	337	28/02/2019	5.25

Supermarket values & yields

Scheme	SQM	Date of transaction	£ per SQM
1, Gamble Road, Portsmouth, PO2 7AL	1,871	10/06/2022	£194
4b, Park Street, Stockport, SK1 1EZ	2,090	12/12/2022	£194
2, Timberley Lane, Birmingham, B34 7EH	697	28/09/2022	£110
Ground 1st & 2nd, 33-34, High Street, Colchester, CO1 1DH	593	10/03/2022	£169
Lidl, Warstock Road, Birmingham, B14 4ST	2,125	29/09/2021	£175
Asda, Tweed Road, Clevedon, BS21 6RR	2,479	12/09/2021	£171
Unit 1, 1581 Pershore Road, Stirchley, Birmingham, B30 2JF	1,839	18/09/2020	£173
Retail Unit, 300 London Road, High Wycombe, HP11 1LJ	2,513	29/06/2020	£210
M&s, Beehive Business Park, Thomas Way, Ulverston, LA12 7NJ	1,157	13/03/2020	£195
Unit 2 - 24/26 Bridge Street, Stratford-upon-avon, CV37 6AD	595	13/01/2020	£294
Unit 5, Broadway Plaza, Ladywood Middleway, Birmingham, B16 8SN	1,748	04/02/2019	£151
Unit 1, 1-41, Sutton Road, Birmingham, B23 6QH	2,125	04/02/2019	£188

Scheme	SQM	Date of transaction	Yield (%)
Sainsburys Supermarkets Ltd, Winchester Road, Bishops Waltham, SO32 1BA	852	16/05/2022	3.8
Sainsbury's, Park Hill Road, Garstang, Preston, PR3 1EL	2,148	15/03/2022	3.89
Tesco Store, Broad Piece, Littlehampton, BN17 5RA	6,464	14/02/2022	4.26
Tesco Development, Savile Street, Sheffield, S4 7UD	8,196	20/12/2021	4.5
Orbital Retail Centre, Voyager Drive, Cannock, WS11 8XP	10,004	01/12/2021	4
Sainsbury's, Orbital Retail Centre, Voyager Drive, Cannock WS11 8XP	6,799	01/12/2021	4
Asda, Borough Road, Paignton, TQ4 7EP	2,186	17/08/2021	5.2
Waitrose & Partners, 31-37 Station Road, Gerrards Cross SL9 8ES	2,282	10/06/2021	5.95
Lidl, Northern Tower, London Road, Retford, DN22 6HG	1,944	03/03/2021	5.03
Sainsbury's, Etherstone Avenue, Newcastle Upon Tyne, NE7 7JW	6,333	29/10/2020	4.1
Lidl, Warstock Road, Birmingham, B14 4ST	2,130	01/09/2020	4.17
Lidl Store, Woodbridge Road, Guildford, GU1 1EE	3,891	01/06/2020	3.25

Care home values

Scheme	Date	Sales Price	Number of Beds	£ per bed
Holwell Villa 119 New Road, Brixham, Devon, TQ5 8BY	03/09/2021	£415,000	17	£24,412
Colbury House Nursing Home, Hill Street, Southampton, SO40 2RX	25/05/2021	£1,650,000	51	£32,353
Saxby Lodge Rest Home, 124, Victoria Drive, Bognor Regis, PO21 2EJ	08/02/2021	£750,000	19	£39,474
The Lindsay, 47a, Lindsay Road, Poole, BH13 6AP	30/10/2020	£10,780,176	62	£173,874
Burwood Nursing Home, 100, Dunyeats Road, Poole, BH18 8AL	05/03/2020	£5,200,000	58	£89,655
Heron Manor Care Home, Reading Road North, Fleet, GU51 4AN	28/02/2020	£3,000,000	51	£58,824
St Denis Lodge, Salisbury Road, Shaftesbury, SP7 8BS	13/12/2019	£1,000,000	21	£47,619
Riverside House Nursing Home, Westbury, Sherborne, DT9 3QZ	19/11/2019	£2,000,000	39	£51,282
Great Oaks Care Home, Poole Lane, Bournemouth, BH11 9DP	08/11/2019	£13,320,000	80	£166,500
St Benet's & Woolborough Court, 32 College Road, Newton Abbot, TQ12 1EQ	17/09/2019	£1,450,000	57	£25,439

James Burns House, Greenways Avenue, Bournemouth, BH8 0AS	09/08/2019	£801,942	21	£38,188
Dene Court, Butts Road, Exeter, EX2 5HU	24/06/2019	£1,100,000	28	£39,286
Ridge House, Church Street, Crediton, EX17 6PJ	14/05/2018	£650,000	15	£43,333
21, Crofton Lane, Fareham, PO14 3LP	01/03/2021	£2,835,432	8	£354,429
Anning House, Cross Road, Weymouth, DT4 9QX	16/12/2020	£8,404,887	70	£120,070
28, Gordon Avenue, Southampton, SO14 6WD	06/11/2020	£9,000,000	14	£642,857
Ancasta Grove Care Home, 123, Barnes Lane, Sarisbury Green, Southampton, SO31 7BH	15/01/2020	£4,835,708	75	£64,476
Holmesley Nursing Home, Fortescue Road, Sidmouth, EX10 9QG	17/09/2019	£5,850,000	54	£108,333
54, Park Street, Crediton, EX17 3HP	20/08/2019	£240,000	4	£60,000
293-295, Tavistock Road, Plymouth, PL6 8AA	07/08/2019	£800,000	22	£36,364
106, Lowther Road, Bournemouth, BH8 8NS	10/05/2019	£527,000	7	£75,286
Glencairn Nursing Home, 16-17, Cornwall Road, Dorchester DT1 1RU	01/02/2022	£1,600,000	23	£69,565
Anning House, Cross Road, Weymouth, DT4 9QX	16/12/2020	£8,404,887	70	£120,070
Merstone Hall Care Home, 20-22, Florence Road, Bournemouth, BH5 1HF	01/04/2020	£1,777,000	45	£39,489

Hotel values

Scheme	Date	Sales Price	Number of Beds	£ per bed
Travelodge Hotel & Costa Coffee Drive Thru, Harlequin Park, Emersons Green, Bristol, BS16 7FN	01/02/2020	£11,619,000	97	£119,784
Ullswater Hotel, West Cliff Gardens, Bournemouth, BH2 5HW	08/03/2019	£1,580,000	42	£37,619
Premier Inn, 2, Southernhay Gardens, Exeter, EX1 1SG	03/10/2016	£11,700,000	120	£97,500
Hampton By Hilton, Exeter Airport Industrial Estate, Exeter, EX5 2LJ	26/10/2018	£10,900,000	160	£68,125
Premier Inn, Turks Head Lane, Honiton, EX14 1BQ	24/03/2017	£500,000	66	£7,576
The Grosvenor Hotel, Belgrave Road, Torquay, TQ2 5HG	15/10/2014	£933,000	46	£20,283
Travelodge, 28-30, Newton Road, Torquay, TQ2 5BZ	15/02/2011	£5,500,000	90	£61,111
Holiday Inn Express, Market Way, Bridgwater, TA6 6DF	18/04/2019	£7,542,000	138	£54,652
Comfort Inn, 27-29, Henrietta Street, Bath, BA2 6LR	18/12/2018	£4,995,000	66	£75,682
Travelodge Hotel, Rossiter Road, Bath, BA2 4JP	31/10/2018	£21,962,971	125	£175,704
Travelodge, 2, Siger Drive, Highbridge, TA9 4BA	10/01/2018	£5,800,000	75	£77,333
Travelodge, Wirrall Park Road, Glastonbury, BA6 9XE	15/09/2016	£3,400,000	48	£70,833
Travelodge, 1, York Buildings, Bath, BA1 2EB	15/04/2016	£20,100,000	60	£335,000
Premier Inn, Key Market House, Middle Street, Yeovil, BA20 1LT	15/10/2015	£8,290,000	80	£103,625
Travelodge, Hankridge Way, Taunton, TA1 2LR	10/03/2014	£2,560,000	64	£40,000
Premier Inn, 5, Pope Street, Dorchester, DT1 1GW	01/07/2013	£5,418,000	76	£71,289
Travelodge, West Hill Road, Bournemouth, BH2 5PH	02/06/2010	£6,900,000	110	£62,727
Quintrell Downs Premier Inn, South Way, Newquay, TR8 4LE	15/08/2010	£5,250,000	74	£70,946
Travelodge Hotel & Costa Coffee Drive Thru, Harlequin Park, Emersons Green, Bristol, BS16 7FN	01/02/2020	£11,619,000	97	£119,784
Travelodge, Bennett Road, Highbridge, TA9 4PW	01/01/2018	£5,800,000	75	£77,333
Holiday Inn, Mid Summer Place, Salisbury, SP4 7SQ	14/12/2017	£12,500,000	103	£121,359
Mercure Bristol Holland House Hotel & Spa, Redcliff Hill, Bristol, BS1 6SQ	15/09/2017	£21,380,000	275	£77,745
Mercure Brigstow Hotel, 5-7, Welsh Back, Bristol, BS1 4SP	01/01/2016	£13,500,000	116	£116,379
Premier Inn, Finzels Reach, Bath Street, Bristol, BS1 6HL	01/07/2015	£17,782,400	168	£105,848
Hotel, Travelodge Hotel, Rossiter Road, Bath, BA2 4JP	13/05/2013	£11,250,000	125	£90,000
Premier Inn, 4, James Street West, Bath, BA1 2BT	11/06/2012	£11,150,000	108	£103,241
Novotel Bristol Centre, Victoria Street, Bristol, BS1 6HY	09/11/2010	£14,500,000	131	£110,687

Local retail, office and employment values

		Herefordshire			
Category 1	Category 2	Count	Average rent per Sqft	Average rent per Sqm	Average rent per Sqm
Office	Office - Business Parks (B1b)	2	£15.56	£167	£97
	Office - Call Centre - Office (B1a)	0	n/a	n/a	
	Office - Call Centre - Warehouse (B1a)	0	n/a	n/a	
	Office - Office - Business Park (B1a)	4	£8.37	£90	
	Office - Office (B1a)	54	£8.85	£95	
	Office - Serviced Office (B1a)	0	n/a	n/a	
Industrial	Industrial - Distribution Parks (B8)	0	n/a	n/a	£47
	Industrial - Garage / Workshop (B1c)	3	£5.18	£56	
	Industrial - General Industrial (B2)	1	£3.03	£33	
	Industrial - Industrial Park (B1/2/8)	0	n/a	n/a	
	Industrial - Heavy Industrial (B1/2)	0	n/a	n/a	
	Industrial - Light Industrial / Business Units (B1c)	5	£6.73	£72	
	Industrial - Mixed Industrial (B1/2)	3	£3.89	£42	
	Industrial - Mixed Industrial (B1/2/8)	65	£4.10	£44	
	Industrial - Tyre & Exhaust/Motorists Centres (B1c)	0	n/a	n/a	
Industrial - Storage and Distribution (B8)	3	£5.62	£60		
Retail	Retail - Betting Shop	2	£21.72	£234	£167
	Retail - Department Stores (A1/2/3)	0	n/a	n/a	
	Retail - Financial & Professional Services (A2)	4	£11.35	£122	
	Retail - Financial (A2)	1	£56.25	£605	
	Retail - Foodstore/Supermarket (A1)	1	£10.72	£115	
	Retail - Garden Centres (A1)	0	n/a	n/a	
	Retail - General Retail (A1)	102	£14.61	£157	
	Retail - Hairdressers (A1)	2	£11.10	£119	
	Retail - Hot Food Take Away (Food & Drink) (A5)	0	n/a	n/a	
	Retail - Mixed-use Retail (A1/2/3/4/5, B1 or D1)	2	£13.36	£144	
	Retail - Mixed-use Retail and Leisure (A1/2/3/4/5/D2)	0	n/a	n/a	
	Retail - Non Food Retail Warehouse (A1)	0	n/a	n/a	
	Retail - Professional (A2)	1	£8.31	£89	
	Retail - Restaurants and Cafes (Food & Drink) (A3)	13	£17.08	£184	
	Retail - Retail Park (A1/2/3/4/5)	0	n/a	n/a	
	Retail - Shopping Centre (A1/2/3/4/5)	4	£34.54	£372	
	Retail - Showrooms - General (A1)	1	£5.92	£64	

Appendix I Development industry consultation

Herefordshire Local Plan 2021 – 2041

Viability workshop 26th April 2023

Attendee Organisations

James Spreckley Ltd
Ridge
Boyer Planning
Phillips family/ Balfours LLP
CDB Planning and Architecture
Homes England
Avison Young
TTP
Lichfields
Persimmon Homes
Gladman Developments Ltd
Homes England
Tompkins Thomas Planning
Black Box Planning
Edenstone Homes
Delta Planning
Boyer
Border Oak
HCR
Taylor Wimpey UK Ltd / Taylor Wimpey Strategic Land
Vistry Group
Delta Planning
Stonewater
Savills (representing Taylor Wimpey)
Herefordshire Council
Three Dragons

Presenters:

- Angela Newey, Herefordshire Council (AN)
- Mark Felgate, Three Dragons (MF)
- Dominic Houston, Three Dragons (DH)



Herefordshire Local Plan 2021 - 2041
Development industry consultation – Viability approach and assumptions
April 2023



AN introduced the workshop and provided an update on the progress of the draft new Local Plan, with a Regulation 18 consultation proposed for summer 2023 subject to the outcome of the forthcoming local elections. Some development management policies may be subject to the development of the proposed national development management policies.

Viability consultation

Good practice and PPG suggest that engagement with the development industry is an important part of the process.

- This consultation around proposed assumptions provides the opportunity to review the proposed assumptions and make comment as to their suitability for use within the context of strategic viability testing.
- Three Dragons and the council welcome any comments and where alternatives are suggested, it is recommended that supporting evidence is provided, to enable full consideration.
- A number of questions are posed throughout, which we are seeking views on – please respond using the question reference, as well as forwarding any evidence. We also welcome any views on the information provided or the approach.

MF explained the role of the workshop, and that the slides and notes would be circulated with a further opportunity to comment and provide evidence.

Viability testing

GUIDANCE AND REGULATIONS



NPPF & PPG



Harman



RICS

PRINCIPLES



Residual value is what is left to pay for the land (in theory)



Viable – benchmark land value is less than the residual value



Not viable – benchmark land value is more than the residual value

MF explained that the planned viability testing met the requirements in national guidance.

1. Typologies & supply

- A series of development typologies are proposed to be used in the viability testing as set out on the following page. The typologies are drawn from a review of the sites identified in Local Plan 2021-2041 consultation documents and discussion with council officers as to the type and form of development within each of the development categories within Herefordshire.
- Q1 – Do you agree with the proposed typologies in terms of their range within in development type and their form in terms of site area, density and storey height?
- Q1a – If no to Q1 please suggest an alternative and provide evidence to support your view.

1. Typologies & supply

Ref	Units	Type	Gross	Net	% net developable	DPnetH
Res 1	3	GF/BF - houses	0.03	0.03	100%	30
Res 2	8	GF/BF - houses	0.26	0.26	100%	30
Res 3	15	GF/BF - mixed	0.5	0.5	100%	30
Res 4	25	GF/BF - mixed	0.92	0.71	77%	35
Res 5	50	GF/BF - mixed	1.95	1.43	73%	35
Res 6	80	GF - mixed	3.25	3.29	70%	35
Res 7	150	GF - mixed	6.4	4.29	67%	35
Res 8	350	GF - mixed	15.98	10	63%	35
Res 9	1,000	GF - mixed	49.65	28.57	58%	35
Res 10	15	BF - Flats 3 storey	0.1	0.1	100%	150

- test a range of development types & areas
- reflects future housing supply
- some allocations will also be tested
- may also include rural exception sites

1. Typologies - other

Specialised housing	Retail & leisure	Employment
<ul style="list-style-type: none"> • Older persons <ul style="list-style-type: none"> ◦ Sheltered – 60 bed ◦ Extra care – 50 bed ◦ Care home – 60 bed • Purpose built student accommodation – size tbd • Self & custom build 	<ul style="list-style-type: none"> • Town centre – 200sqm • Out of centre comparison – 1,000sqm • Food <ul style="list-style-type: none"> ◦ Convenience – 300sqm ◦ Supermarket – 1,100sqm • Business hotel – 70 bed 	<ul style="list-style-type: none"> • Office <ul style="list-style-type: none"> ◦ In centre – 2,000sqm ◦ Out of centre – 1,500sqm • Industrial & warehouse <ul style="list-style-type: none"> ◦ 1,600sqm ◦ 5,000sqm

MF explained that the first stage of testing would use a set of typologies representative of the development proposed in the new draft Local Plan. These typologies were based on the sites proposed in the draft plan as well as on sites in the HELAA prepared by the Council and discussions with Council officers. MF explained the table headings and the information in the table (GF Greenfield, BF Brownfield, gross and net are in hectares and DPnet H is the density, dwellings per net hectare).

MF explained that in addition to general residential development it was also proposed to test older persons housing, custom and self build (subject to current CSB demand work) and purpose built student accommodation (subject to confirmation about planning for further such development from the Council).

Commentary

- It was suggested that some smaller rural sites may have lower densities than suggested in the table and that 25dph would be more appropriate. This would allow for factors such as SuDS on smaller sites as well as appropriate development for the area.
- It was also suggested that some of the neighbourhood development plans specified lower densities for the development proposed for their area.
- There were no comments to suggest that the range of typologies was not reasonable

2. Residential mix

- The table below sets out the unit sizes and tenures. The market unit sizes and mix are drawn from land registry/epc records for both flats and houses. The affordable housing mix and sizes will be from the council's housing team.
- **Q2 – Do you agree with the proposed unit sizes and mix in terms of their range within in development type?**
- **Q2a – If no to Q2 please suggest an alternative and provide evidence to support your view.**

Residential mix

Market housing mix

	Flats	Terrace	Semi	Detached
SQM	58	77	82	123
House led	-	10%	30%	60%
Flat led	100%	-	-	-

Additional floorspace

- Garages for detached & semi (100% & 50%)
- 1-2 storey flats – cottage style with own front door
- 3-5 storey flats 15% non saleable space

Mix

- House led market mix & unit size from LR/EPC data
- Flat led market unit size from LR/EPC data
- Affordable mix and dwelling sizes from HC

MF explained that the proposed residential mix and dwelling sizes has been based upon actual delivery in Herefordshire in recent years, drawn from Land Registry and EPC records. He also explained that allowances for garages would be made and drew attention to the difference in the types of flats to be included in the testing.

Commentary

- It was suggested that the past delivery may not represent future development which may include more larger houses in the mix.
- It was also suggested that the sizes of houses may increase, partly due to home working.

- This move towards larger houses may be most pronounced in more rural locations (linked to the reduced density discussed above). In some circumstances 3 bed houses may be at 100 sq m and 4 bed houses at 150 sq m – suggesting that the average sizes of semi and detached properties in particular could be higher

3. Residential values

- Values are based on all new build transactions within the Land Registry and EPC records from March 2018 to March 2023, indexed to March 2023.
- Q3 – Do you agree with the value areas, the proposed values and underlying assumptions for each of the development types?
- Q3a – If no to Q3 please suggest an alternative and provide evidence to support your view.

3. Market sales values

Town	Houses £/sqm (average 82sqm semi value)
Kington	£2,808 (semi - £230,000)
Leominster	£2,861 (semi - £234,000)
Ross-on-Wye	£3,552 (semi - £290,000)
Bromyard	£3,684 (semi - £301,000)
Hereford	£3,778 (semi - £309,000)
Ledbury	£3,822 (semi - £312,000)
Rural (average)	£3,455 (semi - £282,000)

- New build house prices from Land Registry (indexed to March 2023) and EPC records for floorspace – c1,000 transactions – areas with limited transactions new build premium c10% applied to existing stock £/sqm values
- Towns as expected?
- Rural – new builds focused in 12 villages Kingland, Bookers Edge, Lugwardine, Whitestone, Wribington, Bromsash, Lea, Weston -under -Penyard, Clehonger, Weobley, Canon Pyon & Kingstone (around average exc Kingstone & Kingland lower)



MF explained that the estimated sales values (£/sq m and their per dwelling equivalent for a semi) were based on Land Registry Price Paid data and EPCs. The data was drawn from new build values except in Kington and Ross where the lack of data has required the use of existing stock adjusted by the Herefordshire new build premium (again calculated from Land Registry data). The map had been drawn from the historic viability work for Herefordshire for illustration.

Commentary

- The commentary drew attention to the likely localised variation that may take place within these averages (especially the rural area), and how this needed to be taken into account for site specific circumstances.
- It was suggested that the values were broadly as expected.

- MF asked about differences in value between different parts of rural Herefordshire, but no suggestions were made.

4. Affordable housing

- Testing will inform the provision of s106 affordable housing. The values are being checked with the council's housing team and locally active affordable housing registered providers.
- The affordable housing tenure mix has been suggested by the council's housing team. As this testing is to help inform policy and any potential 'trade offs' a range of affordable housing proportions are to be tested.
- Q4 – Do you agree with the proposed proportions and mix?
- Q4a – Council is seeking Social Rent as part of the tenure mix. What views on this?

4. Affordable housing

- Testing a range of percentage affordable housing – starting with current policy (25%, 35% & 40%)
- Testing a range of tenure mixes – starting with:
 - 25% First Homes
 - 70% rented (Social Rent)
 - 5% intermediate (shared ownership/DMS)
- Transfer values being checked with RPs

MF explained the proposals for the proportion and tenure mix for affordable housing, and that transfer values were being checked with RPs.

Commentary

- There were no comments made

5. Benchmark land values

- The approach to benchmark land values is based on PPG and uses an existing use value plus a premium.
- In order to establish existing use land values we have reviewed estimates from DLUHC (formerly MHCLG) as well as the land for sale and a residual assessment.
- 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% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value" (page 9). We have used this range in our estimates of the premium over the existing use value.
- Q5 – Do you agree with the proposed benchmark land values and underlying assumptions for each of the development types?
- Q5a – If no to Q6 please suggest an alternative and provide evidence to support your view.

5. Benchmark land values

Site type	EUV/ha	Premium	BLV/ha	Based on	EUV Source
Large greenfield 1	£22,000	10times	£220,000	10 times agricultural value	VOA agriculture The Marches
Large greenfield 2	£22,000	15times	£330,000	15 times agricultural value	VOA agriculture The Marches
Large greenfield 3	£22,000	20times	£440,000	20 times agricultural value	VOA agriculture The Marches
Small greenfield 1	£52,000	10times	£520,000	10 times paddock value	3D review (Herefordshire)
Small greenfield 2	£52,000	15times	£780,000	15 times paddock value	3D review (Herefordshire)
Small greenfield 3	£52,000	20times	£1,040,000	20 times paddock value	3D review (Herefordshire)
Town centre brownfield 1	£865,000	10%	£952,000	Town centre EUV + 10%	VOA CBD land The Marches
Town centre brownfield 2	£865,000	20%	£1,038,000	Town centre EUV + 20%	VOA CBD land The Marches
Town centre brownfield 3	£865,000	30%	£1,125,000	Town centre EUV + 30%	VOA CBD land The Marches
Higher brownfield 1	£500,000	10%	£550,000	Standard brownfield EUV + 10%	VOA OoC land The Marches
Higher brownfield 2	£500,000	20%	£600,000	Standard brownfield EUV + 20%	VOA OoC land The Marches
Higher brownfield 3	£500,000	30%	£650,000	Standard brownfield EUV + 30%	VOA OoC land The Marches
Standard brownfield 1	£413,000	10%	£454,000	Low value EUV + 10%	3D based on Egi data with BCIS refurb
Standard brownfield 2	£413,000	20%	£496,000	Low value EUV + 20%	3D based on Egi data with BCIS refurb
Standard brownfield 3	£413,000	30%	£537,000	Low value EUV + 30%	3D based on Egi data with BCIS refurb

DH explained that the process for estimating benchmark land values (BLVs) followed the requirements in PPG, with a premium applied to estimates of existing use value (EUV). The information was drawn from a variety of sources. Greenfield and brownfield BLVs were presented.

Commentary

- It was suggested that the EUV for agricultural land may be higher in Herefordshire than the Marches average although it was explained that the review of farmland for sale had unearthed prices per ha similar to the suggested value as well as above and below the averages from the VOA.

- It was also suggested that the increase in development costs would have a downward pressure on BLVs, as well as the impacts of nutrient neutrality costs.
- The brownfield BLVs would be most applicable to development in Hereford but the 30% premium would not be sufficient for land in sought after commercial locations particularly the Enterprise zone. It was explained that the brownfield benchmarks were intended to be for commercial land away from locations of prime demand and would be applicable for sites with little or no effective commercial demand.

Post meeting note - it was agreed to supply the VOA definitions of the EUVs. These are:

- *Agricultural - these are provided for hypothetical sites, assuming:*
 - *A typical location within the region.*
 - *Figures exclude any uplift from 'pony paddock' market or hope value, as appropriate for a commercial agricultural user.*
- *Office - these are provided for hypothetical sites outside of London on two bases:*
 - *Out of town offices – assumed to be in business park type location; 1 hectare site; 3 storey offices; 10,187 sq. metres net (11,984 sq. metres gross).*
 - *City centre offices – edge of the CBD; 0.12 hectares; 4 storey construction; 4,106 sq. metres net (4,831 sq. metres gross).*
- *Industrial - these are provided for hypothetical sites, assuming:*
 - *A typical urban, brownfield location, with nearby uses likely to include later, modern residential developments.*
 - *All services are assumed available to the edge of the site.*
 - *Use is restricted to industrial/warehouse and full planning consent is in place.*
 - *No abnormal site constraints or contamination and/or remediation issues.*

6. Development costs

- The standard development costs used in the testing are set out in the tables below. Sources of information include government impact assessments, BCIS, figures provided by the council and standard assumptions that are found in similar studies. This takes account of the economies of scale on larger sites as well as higher site infrastructure costs (excluding s106 items).
- Q6 – Do you agree with the development costs outlined?
- Q6a – If no to Q6 please suggest an alternative and provide evidence to support your view.

6. Proposed resi build costs




Typology	BCIS figure	Base build costs £/sqm	Plot costs and site infrastructure % of base build cost
Res 1	Estate housing mean +5%	£1,482	15%
Res 2	Estate housing mean	£1,411	15%
Res 3 - 5	Estate housing mean 95%	£1,340	15%
Res 6	Estate housing mean 92%	£1,298	15%
Res 7	Estate housing mean 89%	£1,256	20%
Res 8 - 9	Estate housing LQ	£1,197	25%
Res10	Flats 3 - 5 storey	£1,620	15%

Garage allowance for 100% detached; 50% semi @ £8,300 each (blended single and double)

6. Other residential costs

Development cost	Assumption	Note
Fees and finance		
Professional fees	6% - 10%	of costs
Finance rate	6%	of all costs including land value
Marketing/sales fees	3% of GDV for market plus £500 per AH unit	6% for older person housing
Developer return	17.5% market GDV & 6% AH GDV	
Agents and legal	1.75% of land value	
Policy and mitigation		
self/custom build	tbc	RtB Taskforce assumptions
Accessibility	All dwellings M4(2) £1,400 per unit + 5% dwellings M4(3) £14,500 house, £10,000 flat	UK Gov impact assessment
Biodiversity net gain 10%	£268 per unit BF & £1,003 per unit GF	UK Gov impact assessment
Build rate	- smaller sites developed within a year - larger 9 months to first completion and then 40 pa/po	Includes AH and market

6. Building standards and EVCs

<p>BR Part L 2021 (national) Target to achieve c31% carbon reduction</p> <ul style="list-style-type: none"> • Bolt on tech, minor fabric changes • Cost uplift over 2013 building regulations is £35/sq m for flats and £45/sq m for houses (based on MHCLG impact assessment December 2021) 	
<p>BR Future Homes 2025 (national) Target to achieve c75% carbon reduction</p> <p><u>Government suggested approach (figures based on studies interpreting government position)</u></p> <ul style="list-style-type: none"> • Houses uplift over Part L 2013 building regulations is £12,000 per house • Flats uplift over Part L 2013 building regulations is £8,000 per flat <p>Net zero 2030 (draft Policy CC1) Target to achieve net zero</p> <ul style="list-style-type: none"> • Approach dependant on grid decarbonisation or self sufficiency and approach to fuel poverty 	
<p>Electric Vehicle Charging (national)</p> <ul style="list-style-type: none"> • £865 each (based on MHCLG September 2021 final impact assessment off-street private mid point) • Applied to all houses and flats (1 space per unit) 	

6. S106 and CIL

	£/dwelling
General s106	£3,200
Phosphate mitigation	£2,600

- Potential CIL also being considered as part of the study

DH explained that base build costs are taken from the BCIS produced by RICS. Adjustments are made for the scale of house-led development based on specific analysis undertaken by BCIS for Three Dragons to reflect changing economies of scale. There is less variance by scale for flats, with costs instead more dependent upon height. Plot and infrastructure costs are added as a percentage of base build costs to ensure that changes to underlying construction costs are also reflected in the plot and site infrastructure costs. The allowance for garages was explained, with recent planning applications reviewed suggesting that the proportion of garages is relatively generous.

Other development costs were also presented, as well as policy costs for accessibility and EVCs. Suggested delivery rates were presented.

The costs for higher building standards were presented, with the new Part L costs based on the national impact assessment and the likely Future Homes costs based on a review of different information sources.

Average s106 and phosphate mitigation costs were presented. The s106 costs were based on a large sample of agreements signed by the Council and cover education, transport, green space, sports and recycling costs – but not commuted sums for affordable housing as this is assumed to be delivered onsite.

Commentary

- There was agreement with the delivery rates
- It was suggested that testing should include some higher finance rates in response to recent interest rate rises. 8% was suggested.
- Higher finance rates have not necessarily translated into reduced site costs – instead other factors within the development process are adjusted.
- A query was raised about EVCs and site power supply. It was explained that the costs from the impact assessment relate to the installation of the charger rather than additional energy infrastructure across the site. However, it was noted that increased electrification was accompanied by a reduction in the need to provide gas infrastructure and that furthermore an increasing proportion of the costs of reinforcing the electricity distribution system was going to be met by the distribution companies rather than developers (*post meeting note - see Ofgem, May 2022, Access and Forward-Looking Charges Significant Code Review*).

- It was noted that the actual costs for phosphates mitigation varied around the average presented and that as the limited number of examples increased this figure may be revised. It was suggested that there might be a different figure for rural and urban parts of Herefordshire – potentially because rural STWs were less effective at stripping out nutrients. 3D undertook to enquire about this aspect.
- It was asked whether specific transport schemes were included in the average s106 figures. It was explained that where possible site specific costs would be used for any future main allocation testing.

Next steps

Attendees were invited to provide any further information that would be useful to Three Dragons. Contact details were provided:

- dominic.houston@three-dragons.co.uk
- mark.felgate@three-dragons.co.uk

Appendix J Testing results and summary appraisals

Test Ref	Value Area	Dwgs	Build Period (months)	Total AH %	GDV	Scheme RV	Scheme RV	Scheme RV
RES1a	Hereford/Ledbury	3	12	0%	1,185,208	190,960	163,467	135,974
RES1b	Hereford/Ledbury	3	12	0%	1,185,208	190,079	184,792	179,505
RES1a	Kington/Leominster	3	12	0%	1,032,964	7,609	0	0
RES1b	Kington/Leominster	3	12	0%	1,032,964	8,948	0	0
RES1a	Rural/Bromyard/Ross	3	12	0%	1,084,459	110,923	83,430	55,938
RES1b	Rural/Bromyard/Ross	3	12	0%	1,084,459	110,042	104,755	99,468
RES2a	Hereford/Ledbury	8	12	0%	3,160,556	585,194	510,962	436,732
RES2b	Hereford/Ledbury	8	12	0%	3,160,556	582,622	568,348	554,073
RES2a	Kington/Leominster	8	12	0%	2,754,571	9,471	0	0
RES2b	Kington/Leominster	8	12	0%	2,754,571	6,900	0	0
RES2a	Rural/Bromyard/Ross	8	12	0%	2,891,892	371,762	297,531	223,301
RES2b	Rural/Bromyard/Ross	8	12	0%	2,891,892	369,191	354,916	340,624
RES2a(i)	Rural/Bromyard/Ross	8	12	35%	2,271,581	67,334	-6,898	-81,128
RES2b(i)	Rural/Bromyard/Ross	8	12	35%	2,271,581	64,762	50,488	36,213
RES3a	Hereford/Ledbury	15	24	35%	4,632,206	562,755	412,878	263,001
RES3b	Hereford/Ledbury	15	24	35%	4,632,206	557,066	528,244	499,421
RES3a	Kington/Leominster	15	24	15%	4,471,153	26,176	0	0
RES3b	Kington/Leominster	15	24	15%	4,471,153	20,487	0	0
RES3a	Rural/Bromyard/Ross	15	24	35%	4,259,214	257,071	107,194	-42,683
RES3b	Rural/Bromyard/Ross	15	24	35%	4,259,214	251,382	222,560	193,737
RES4a	Hereford/Ledbury	25	24	35%	7,720,343	882,017	606,243	329,993
RES4b	Hereford/Ledbury	25	24	35%	7,720,343	869,364	816,331	763,297
RES4a	Kington/Leominster	25	24	15%	7,451,922	-11,343	0	0
RES4b	Kington/Leominster	25	24	15%	7,451,922	-24,242	0	0
RES4a	Rural/Bromyard/Ross	25	24	35%	7,098,691	375,566	95,371	-185,760
RES4b	Rural/Bromyard/Ross	25	24	35%	7,098,691	362,913	309,540	255,476
RES5a	Hereford/Ledbury	50	36	35%	15,440,687	2,316,720	2,008,723	1,700,725
RES5b	Hereford/Ledbury	50	36	35%	15,440,687	1,949,863	1,857,014	1,764,164
RES5	Kington/Leominster	50	36	15%	13,608,810	149,300	-158,697	-466,695
RES5	Kington/Leominster	50	36	15%	13,608,810	-217,557	-310,406	-403,256
RES5a	Rural/Bromyard/Ross	50	36	35%	14,197,381	1,294,628	986,631	678,633

Test Ref	Value Area	Dwgs	Build Period (months)	Total AH %	GDV	Scheme RV	Scheme RV	Scheme RV
RES5b	Rural/Bromyard/Ross	50	36	35%	14,197,381	927,771	834,922	742,072
RES6	Hereford/Ledbury	80	36	35%	24,705,099	4,197,488	3,684,159	3,145,697
RES6	Kington/Leominster	80	36	15%	21,774,096	638,223	83,827	-470,567
RES6	Rural/Bromyard/Ross	80	36	35%	22,715,810	2,533,140	1,978,744	1,424,350
RES7	Hereford/Ledbury	150	36	35%	46,322,060	7,982,483	6,971,621	5,939,918
RES7	Rural/Bromyard/Ross	150	36	35%	42,592,144	4,880,745	3,789,014	2,697,282
RES8	Hereford/Ledbury	350	72	35%	108,084,808	18,238,374	15,512,457	12,710,716
RES8	Rural/Bromyard/Ross	350	72	35%	99,381,669	10,977,360	8,034,074	5,090,083
RES9	Hereford/Ledbury	1000	120	35%	308,813,736	52,800,468	44,645,887	36,253,208
RES9	Rural/Bromyard/Ross	1000	120	35%	283,947,627	32,059,288	23,666,608	14,564,577

Strategic Sites with SBCH

Test Ref	Value Area	Dwgs	Build Period (months)	Total AH %	GDV	BLV1 Scheme RV	BLV2 Scheme RV	BLV3 Scheme RV
HERE5 Homer North	Hereford/Ledbury	900	108	35%	281,861,466	41,854,077	34,731,626	27,294,005
KING2 Land east of Kingswood Road	Kington/Leominster	47.5 (50)	36	10% + 5%	13,500,011	-266,760	-606,348	-945,934
LEDB2 Land to the south of Ledbury	Hereford/Ledbury	450	84	35%	140,930,733	19,056,921	15,188,096	11,319,272
LEOM2 Land to south of primary school	Kington/Leominster	190 (200)	48	10% + 5%	55,554,086	955,605	-528,467	-2,012,540
ROSS3 East of Ross on Wye	Rural/Bromyard/Ross	1000	12	35%	284,585,804	22,732,134	13,878,531	4,118,237

Sensitivity Tests with SBCH

Test Ref	Value Area	Dwgs	Build Period (months)	Total AH %	GDV	Scheme RV	Scheme RV	Scheme RV
RES4a	Hereford/Ledbury	25	24	35%	7,749,464	882,385	606,612	330,350
RES4b	Hereford/Ledbury	25	24	35%	7,749,464	869,732	819,669	763,665
RES4a	Kington/Leominster	25	24	15%	7,511,252	-10,257	-291,388	-572,519
RES4b	Kington/Leominster	25	24	15%	7,511,252	-23,156	-77,220	-131,283
RES4a	Rural/Bromyard/Ross	25	24	35%	7,125,336	373,968	93,725	-187,406
RES4b	Rural/Bromyard/Ross	25	24	35%	7,125,336	361,315	307,894	253,830
RES6	Hereford/Ledbury	80	36	35%	24,798,284	4,202,164	3,688,835	3,149,926

Test Ref	Value Area	Dwgs	Build Period (months)	Total AH %	GDV	Scheme RV	Scheme RV	Scheme RV
RES6	Kington/Leominster	80	36	15%	22,058,537	663,205	108,809	-445,586
RES6	Rural/Bromyard/Ross	80	36	35%	22,801,074	2,530,622	1,976,226	1,421,831

Specialist Housing

Test Ref	Value Area	Dwgs	Build Period (months)	Total AH %	GDV	Scheme RV	Scheme RV	Scheme RV
Res10	Hereford/Ledbury	15	12	35%	2,714,913	-341,497	-351,003	-360,509
Res10	Hereford/Ledbury	15	12	0%	3,282,496	108,785	99,279	89,774
Res11	Premium	3	12	0%	2,268,000	232,694	191,455	150,216
OP1a	All	40	48	35%	8,474,814	-3,838,609	-4,027,411	-4,216,213
OP1b	All	40	48	35%	8,474,814	-4,112,691	-4,175,504	-4,238,316
OP2a	All	50	48	35%	12,626,158	-6,525,901	-6,714,703	-6,903,505
OP2b	All	50	48	35%	12,626,158	-6,790,724	-6,853,537	-6,916,349
OP1a	All	40	48	0%	10,006,850	-2,106,869	-2,295,670	-2,484,472
OP1b	All	40	48	0%	10,006,850	-2,380,951	-2,443,763	-2,506,575
OP2a	All	50	48	0%	15,635,703	-3,619,763	-3,808,565	-3,997,367
OP2b	All	50	48	0%	15,635,703	-3,884,586	-3,947,398	-4,010,211

Residential viability appraisals – please note that the figure labelled “Total GIA inc circ space & garages (sqm)” in the build cost section does not include garages. This is purely a labelling error and the costs are calculated upon the full sq m.

Generic typologies Value Zone 1 Hereford & Ledbury

Previous		Next		Summary Report 1				Print this report								
Site Name							Res1a Hereford and Ledbury GF 0%AH					Land and Developer Returns Assumptions				
Site Information												Land & associated costs included in cashflow				
Description												Developer & contractor returns excluded from cashflow				
Date	29/06/2023	Updated		Compiled by	M (checked by B)	Reference	Res1a									
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)					
Net Area							0.10	hectares	3.00	312.9	44.9	-	357.8			
Gross Area							0.10	hectares	Market	3.00	312.9	44.9	-	357.8		
Net to Gross %							100.00%		Affordable	-	-	-	-			
Density							30.00	per net ha	% Affordable	0.00%						
Scheme Revenue																
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes					
Total No of Units	3.00	3.00	-	-	-	-	-	-	-	-	-					
Total NIA exc garages & circ space (sq m)	312.9	312.9	-	-	-	-	-	-	-	-	-					
Garages (sq m)	44.9	44.9	-	-	-	-	-	-	-	-	-					
Total NIA inc garages exc circ space (sq m)	357.8	357.8	-	-	-	-	-	-	-	-	-					
Tenure Split (by %)		100.00%														
Sales Revenue (£)	1,185,208	1,185,208	-	-	-	-	-	-	-	-	-					
Average Revenue per unit (£)	395,069	395,069	-	-	-	-	-	-	-	-	-					
Average Revenue (£ per sq m) GIA	3,768	3,768	-	-	-	-	-	-	-	-	-					
Capital Contributions (£)																
	0	-														
	0	-														
	0	-														
	0	-														
	0	-														
	0	-														
	0	-														
	0	-														
Total Capital contributions (£)	-	-														
Total Revenue (£)	1,185,208															
Scheme Development Costs (£)																
Land (£)	78,000	780,000	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	793,650	per gross ha													
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes					
Build Cost (£) (inc garages)	555,209	555,209	-	-	-	-	-	-	-	-	-					
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-					
Total GIA inc circ space & garages (sq m)	313	313	-	-	-	-	-	-	-	-	-					
Total Contingency - % Build Costs (£)	-	-														
Total Build Cost (£)	555,209	555,209	-	-	-	-	-	-	-	-	-					
Policy & Infrastructure Costs (£)																
Total Site Infrastructure Costs	41,242															
Biodiversity	3,009															
Part M4(2)	4,200															
Part M4(3) House	2,175															
Part M4(3) Flat	-															
S106	9,600															
Phosphate Mitigation	7,569															
Part S (EV Charging)	2,595															
Recycling Bins	405															
Sprinklers (RES 10 only)	-															
First Homes Admin Fee	-															
	-															
	-															
	-															
	-															
Total Policy & Infrastructure Costs (£)	70,795															
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	35,556	35,556	-	-	-	-	-	-	-	-	-					
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-					
Professional Fees Total (£)	55,521	55,521	-	-	-	-	-	-	-	-	-					
CIL (£)	-															
Total Development Costs (£)	796,446															
Financial Assumptions																
Development Period	1	Year														
Debit Interest Rate	8.00%															
Credit Interest Rate	0.00%															
Annual Discount Rate	0.00%															
Residual Value Calculation																
Revenue and Capital Contributions (£)	1,185,208															
Land & associated Fees - inc in interest calc (£)	79,365															
Development Costs (£)	717,061															
Finance (£)	17,884															
ADR Cost (£)	0															
Total Dev Costs inc Finance & ADR Costs (£)	814,330															
Gross Residual Value inc land less finance (£)	370,879															
Total Developer/Contractor Return (£)	207,411															
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	163,467															

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res1b Hereford and Ledbury GF 0%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	29/06/2023	Updated		Compiled by M (checked by B)	Reference	Res1b						
Summary Details				Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc: circ space & garages)				
Net Area		0.10 hectares		3.00	312.9	44.9	-	357.8				
Gross Area		0.10 hectares		3.00	312.9	44.9	-	357.8				
Net to Gross %		100.00%		Market	-	-	-	-				
Density		30.00 per net ha		% Affordable	0.00%	-	-	-				
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		312.9	312.9	-	-	-	-	-	-	-	-	-
Garages (sq m)		44.9	44.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		357.8	357.8	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%		-	-	-	-	-	-	-	-	-
Sales Revenue (£)		1,185,208	1,185,208	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		395,069	395,069	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3,788	3,788	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		1,185,208	-	-	-	-	-	-	-	-	-	-
Scheme Development Costs (£)												
Land (£)		60,000	600,000 per gross ha	-	-	-	-	-	-	-	-	-
SDLT at prevailing rate (£)		-	-	-	-	-	-	-	-	-	-	-
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,050	-	-	-	-	-	-	-	-	-	-
Land & associated fees Total (£)		61,050	610,500 per gross ha	-	-	-	-	-	-	-	-	-
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		555,209	555,209	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		313	313	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		555,209	555,209	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		41,242	-	-	-	-	-	-	-	-	-	-
Biodiversity		804	-	-	-	-	-	-	-	-	-	-
Part M4(2)		4,200	-	-	-	-	-	-	-	-	-	-
Part M4(3) House		2,175	-	-	-	-	-	-	-	-	-	-
Part M4(3) Flat		-	-	-	-	-	-	-	-	-	-	-
S106		9,800	-	-	-	-	-	-	-	-	-	-
Phosphate Mitigation		7,500	-	-	-	-	-	-	-	-	-	-
Part S(EV Charging)		2,595	-	-	-	-	-	-	-	-	-	-
Recycling Bins		405	-	-	-	-	-	-	-	-	-	-
Sprinklers (RES 10 only)		-	-	-	-	-	-	-	-	-	-	-
First Homes Admin Fee		-	-	-	-	-	-	-	-	-	-	-
Total Policy & Infrastructure Costs (£)		68,590	-	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)		35,556	35,556	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		55,521	55,521	-	-	-	-	-	-	-	-	-
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		775,926	-	-	-	-	-	-	-	-	-	-
Development Period: 1 Year												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		1,185,208										
Land & associated Fees - inc in interest calc (£)		61,050										
Development Costs (£)		714,876										
Finance (£)		17,079										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		793,005										
Gross Residual Value inc land less finance (£)		392,204										
Total Developer/Contractor Return (£)		207,411										
Net Residual Value inc land less finance (£) less Dev & Cont Returns (£)		184,792										

Previous		Next		Summary Report 1				Print this report			
Site Name	Res2a Hereford & Ledbury							Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	29/09/2023	Updated		Compiled by M (checked by B)	Reference	Res2a					
Summary Details						Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area		0.27 hectares				8.00	834.4	119.7	-	954.1	
Gross Area		0.27 hectares		Market		8.00	834.4	119.7	-	954.1	
Net to Gross %		100.00%		Affordable		-	-	-	-	-	
Density		29.63 per net ha		% Affordable		0.00%	-	-	-	-	
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	834.4	834.4	-	-	-	-	-	-	-	-	-
Garages (sq m)	119.7	119.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	954.1	954.1	-	-	-	-	-	-	-	-	-
Tenure Split (by %)	100.00%										
Sales Revenue (£)	3,160,556	3,160,556	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)	395,069	395,069	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA	3,788	3,788	-	-	-	-	-	-	-	-	-
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	3,160,556	-	-	-	-	-	-	-	-	-	-
Scheme Development Costs (£)											
Land (£)	210,600	780,000	per gross flt								
SDLT at prevailing rate (£)	-	-									
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	3,686	-									
Land & associated fees Total (£)	214,286	783,652	per gross flt								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	1,416,879	1,416,879	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	834	834	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	1,416,879	1,416,879	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	104,742	-									
Biodiversity	8,024	-									
Part M4(2)	11,200	-									
Part M4(3) House	5,800	-									
Part M4(3) Flat	-	-									
SI06	25,600	-									
Phosphate Mitigation	20,184	-									
Part S(EV Charging)	6,520	-									
Recycling Bins	1,080	-									
Sprinklers (RES 10 only)	-	-									
First Homes Admin Fee	-	-									
	-	-									
	-	-									
	-	-									
	-	-									
Total Policy & Infrastructure Costs (£)	183,560	-									
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	94,817	94,817	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)	141,688	141,688	-	-	-	-	-	-	-	-	-
CIL (£)	-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)	2,051,219	-	-	-	-	-	-	-	-	-	-
Financial Assumptions											
Development Period	1 Year										
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Residual Value Calculation											
Revenue and Capital Contributions (£)	3,160,556										
Land & associated Fees - inc in interest calc (£)	214,286										
Development Costs (£)	1,836,933										
Finance (£)	45,277										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	2,096,496										
Gross Residual Value inc land less finance (£)	1,064,060										
Total Developer/Contractor Return (£)	553,097										
Net Residual Value inc land less finance (£) less Dev & Cont Returns (£)	510,962										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res2b Hereford & Ledbury						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	29/06/2023	Updated		Compiled by M (checked by B)	Reference	Res2b						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.27 hectares		8.00	834.4	119.7	-	954.1				
Gross Area		0.27 hectares		Market	8.00	834.4	119.7	954.1				
Net to Gross %		100.00%		Affordable	-	-	-	-				
Density		29.63 per net ha		% Affordable	0.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		834.4	834.4	-	-	-	-	-	-	-	-	-
Garages (sq m)		119.7	119.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		954.1	954.1	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%										
Sales Revenue (£)		3,160,556	3,160,556	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		395,069	395,069	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3,788	3,788	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		3,160,556										
Scheme Development Costs (£)												
Land (£)		162,000	600,000 per gross fl/a									
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		2,835										
Land & associated fees Total (£)		164,835	610,500 per gross fl/a									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		1,416,879	1,416,879	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		834	834	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		1,416,879	1,416,879	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		104,742										
Biodiversity		2,144										
Part M4(2)		11,200										
Part M4(3) House		5,800										
Part M4(3) Flat		-										
S106		25,600										
Phosphate Mitigation		20,184										
Part S(EV Charging)		6,520										
Recycling Bins		1,080										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		-										
		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		177,670										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		94,817	94,817	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		141,688	141,688	-	-	-	-	-	-	-	-	-
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		1,995,660										
Development Period: 1 Year												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,160,556										
Land & associated Fees - inc in interest calc (£)		164,835										
Development Costs (£)		1,831,953										
Finance (£)		43,222										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		2,039,111										
Gross Residual Value inc land less finance (£)		1,121,445										
Total Developer/Contractor Return (£)		553,097										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		568,348										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res3a Hereford Ledbury BLV2 35% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/06/2023	Updated	Complied by M (checked by B)	Reference	Res3a						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		15.00	1,438.0	145.9	-	1,583.9				
Gross Area		0.50 hectares		Market	9.75	1,016.9	145.9	-		1,162.8		
Net to Gross %		100.00%		Affordable	5.25	421.1	-	-		421.1		
Density		30.00 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		15.00	9.75	-	-	-	2.78	-	-	-	1.18	1.31
Total NIA exc garages & circ space (sq m)		1,438.0	1,016.9	-	-	-	219.0	-	-	-	95.7	106.4
Garages (sq m)		145.9	145.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,583.9	1,162.8	-	-	-	219.0	-	-	-	95.7	106.4
Tenure Split (by %)		65.00%				18.38%				7.88%		8.75%
Sales Revenue (£)		4,632,206	3,851,927	-	-	-	244,342	-	-	-	253,866	282,072
Average Revenue per unit (£)		308,814	395,069	-	-	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA		3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)												
0												
0												
0												
0												
0												
0												
0												
0												
Total Capital contributions (£)												
Total Revenue (£)		4,632,206										
Scheme Development Costs (£)												
Land (£)		390,000	780,000 per gross ha									
SDLT at prevailing rate (£)		9,000										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,825										
Land & associated fees Total (£)		405,825	811,650 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,438	1,017	-	-	-	219	-	-	-	96	106
Total Contingency - % Build Costs (%)												
Total Build Cost (£)		2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		168,442										
Biodiversity		15,045										
Part M4(2)		21,000										
Part M4(3) House		10,875										
Part M4(3) Flat		-										
S106		48,000										
Phosphate Mitigation		37,845										
Part S(EV Charging)		12,975										
Recycling Bins		2,025										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		197										
-		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		316,404										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		115,558	115,558	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		10,431	-	-	-	-	1,378	-	-	-	591	8,462
Professional Fees Total (£)		185,895	131,937	-	-	-	28,088	-	-	-	12,255	13,617
CIL (£)		-										
Total Development Costs (£)		3,357,600										
Development Period: 5 Quarters												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,632,206										
Land & associated Fees - inc in interest calc (£)		405,825										
Development Costs (£)		2,951,975										
Finance (£)		129,341										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		3,487,141										
Gross Residual Value inc land less finance (£)		1,145,065										
Total Developer/Contractor Return (£)		732,187										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		412,878										

Previous		Next		Summary Report 1				Print this report			
Site Name	Res3b Hereford Ledbury BLV2 35% AH							Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	29/06/2023	Updated		Compiled by M (checked by B)	Reference	Res3b					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area	0.50	hectares		15.00	1,438.0	145.9	-	1,583.9			
Gross Area	0.50	hectares	Market	9.75	1,016.9	145.9	-	1,162.8			
Net to Gross %	100.00%		Affordable	5.25	421.1	-	-	421.1			
Density	30.00	per net ha	% Affordable	35.00%							
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	15.00	9.75	-	-	-	2.78	-	-	-	1.18	1.31
Total NIA exc garages & circ space (sq m)	1,438.0	1,016.9	-	-	-	219.0	-	-	-	95.7	106.4
Garages (sq m)	145.9	145.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	1,583.9	1,162.8	-	-	-	219.0	-	-	-	95.7	106.4
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%
Sales Revenue (£)	4,632,206	3,851,927	-	-	-	244,342	-	-	-	253,866	282,072
Average Revenue per unit (£)	308,814	395,069	-	-	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA	3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	4,632,206										
Scheme Development Costs (£)											
Land (£)	300,000	600,000 per gross ha									
SDLT at prevailing rate (£)	4,500										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	5,250										
Land & associated fees Total (£)	309,750	619,500 per gross ha									
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	1,438	1,017	-	-	-	219	-	-	-	96	106
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	168,442										
Biodiversity	4,020										
Part M4(2)	21,000										
Part M4(3) House	10,875										
Part M4(3) Flat	-										
SI06	48,000										
Phosphate Mitigation	37,845										
Part S(EV Charging)	12,975										
Recycling Bins	2,025										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	197										
	-										
	-										
Total Policy & Infrastructure Costs (£)	305,379										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	115,558	115,558	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	10,431	-	-	-	-	1,378	-	-	-	591	8,462
Professional Fees Total (£)	185,895	131,937	-	-	-	28,088	-	-	-	12,255	13,617
CIL (£)	-										
Total Development Costs (£)	3,250,700										
Financial Assumptions											
Development Period	5 Quarters										
Debit Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Residual Value Calculations											
Revenue and Capital Contributions (£)	4,632,206										
Land & associated Fees - inc in interest calc (£)	309,750										
Development Costs (£)	2,940,950										
Finance (£)	121,076										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	3,371,776										
Gross Residual Value inc land less finance (£)	1,260,431										
Total Developer/Contractor Return (£)	732,187										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	528,244										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res4b Hereford Ledbury BLV2.35%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	Updated	Complied by	TM	Reference	Res4b					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.71 hectares		25.00	2,396.6	243.1	-	2,639.8				
Gross Area		0.92 hectares		Market	16.25	1,694.8	243.1	1,937.9				
Net to Gross %		77.00%		Affordable	8.75	701.8	-	701.8				
Density		35.29 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		25.00	16.25	-	-	-	4.59	-	-	-	1.97	2.19
Total NIA exc garages & circ space (sq m)		2,396.6	1,694.8	-	-	-	365.0	-	-	-	159.6	177.3
Garages (sq m)		243.1	243.1	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,639.8	1,937.9	-	-	-	365.0	-	-	-	159.6	177.3
Tenure Split (by %)		65.00%				16.38%				7.88%		8.75%
Sales Revenue (£)		7,720,343	6,419,879	-	-	-	407,236	-	-	-	423,106	470,120
Average Revenue per unit (£)		308,814	395,009	-	-	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA		3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		7,720,343										
Scheme Development Costs (£)												
Land (£)		552,000	600,000 per gross flia									
SDLT at prevailing rate (£)		17,100										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,660										
Land & associated fees Total (£)		578,760	629,067 per gross flia									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		3,872,812	2,748,688	-	-	-	585,126	-	-	-	255,315	283,683
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,397	1,695	-	-	-	365	-	-	-	160	177
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		3,872,812	2,748,688	-	-	-	585,126	-	-	-	255,315	283,683
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		260,736										
Biodiversity		6,700										
Part M4(2)		35,000										
Part M4(3) House		18,125										
Part M4(3) Flat		-										
S106		80,000										
Phosphate Mitigation		63,075										
Part S(EV Charging)		21,825										
Recycling Bins		3,375										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		328										
		-										
		-										
Total Policy & Infrastructure Costs (£)		608,964										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		192,596	192,596	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		17,385	-	-	-	-	2,297	-	-	-	984	14,104
Professional Fees Total (£)		309,825	219,895	-	-	-	46,810	-	-	-	20,425	22,895
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		5,480,342										
Development Period: 6 Quarters												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		7,720,343										
Land & associated Fees - inc in interest calc (£)		578,760										
Development Costs (£)		4,901,582										
Finance (£)		263,359										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		5,683,701										
Gross Residual Value inc land less finance (£)		2,036,642										
Total Developer/Contractor Return (£)		1,220,311										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		816,331										

Summary Report 1												
Previous		Next		Print this report								
Site Name		ResVia Hereford Ledbury BLV 2.35%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	Updated	Complied by	TM	Reference	ResVia					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		1.42 hectares		50.00	4,793.3	486.3	-	5,279.5				
Gross Area		1.95 hectares		Market	32.50	3,389.6	486.3	3,875.9				
Net to Gross %		73.00%		Affordable	17.50	1,403.7	-	1,403.7				
Density		35.12 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		50.00	32.50	-	-	-	9.19	-	-	-	3.94	4.38
Total NIA exc garages & circ space (sq m)		4,793.3	3,389.6	-	-	-	729.9	-	-	-	319.1	354.6
Garages (sq m)		486.3	486.3	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		5,279.5	3,875.9	-	-	-	729.9	-	-	-	319.1	354.6
Tenure Split (by %)		65.00%				18.38%				7.88%		8.75%
Sales Revenue (£)		15,440,687	12,839,757	-	-	-	814,472	-	-	-	846,217	940,241
Average Revenue per unit (£)		308,814	396,069	-	-	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA		3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		15,440,687										
Scheme Development Costs (£)												
Land (£)		801,450	411,000 per gross flia									
SDLT at prevailing rate (£)		29,573										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		14,025										
Land & associated fees Total (£)		845,048	433,358 per gross flia									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		4,793	3,390	-	-	-	730	-	-	-	319	355
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		561,173										
Biodiversity		50,150										
Part M4(2)		70,000										
Part M4(3) House		36,250										
Part M4(3) Flat		-										
S106		160,000										
Phosphate Mitigation		126,150										
Part S(EV Charging)		43,250										
Recycling Bins		6,750										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		656										
		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,064,679										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		385,193	385,193	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		34,770	-	-	-	-	4,594	-	-	-	1,969	26,207
Professional Fees Total (£)		619,650	439,790	-	-	-	93,820	-	-	-	40,850	45,389
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		10,684,963										
Development Period: 3 Years												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		15,440,687										
Land & associated Fees - inc in interest calc (£)		845,048										
Development Costs (£)		9,839,915										
Finance (£)		306,378										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		10,991,341										
Gross Residual Value inc land less finance (£)		4,449,346										
Total Developer/Contractor Return (£)		2,440,623										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		2,008,723										

Summary Report 1														
Previous		Next		Print this report										
Site Name	Res/b Hereford Ledbury BLV 2.35%AH						Land and Developer Returns Assumptions							
Site Information							Land & associated costs included in cashflow							
Description							Developer & contractor returns excluded from cashflow							
Date	01/07/2023	Updated		Compld by	TM	Reference	Res/b							
Summary Details														
	Net Area	1.42	hectares		Dwellings	50.00	N/A (Exc garages & circ space)	4,793.3	Garages	486.3	Circ space	-	Total GIA (inc circ space & garages)	5,279.5
	Gross Area	1.95	hectares		Market	32.50		3,389.6		486.3			3,875.9	
	Net to Gross %	73.00%			Affordable	17.50		1,403.7		-			1,403.7	
	Density	35.12	per net ha		% Affordable	35.00%								
Scheme Revenue														
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units	50.00	32.50	-	-	-	9.19	-	-	-	3.94	4.38			
Total NIA exc garages & circ space (sq m)	4,793.3	3,389.6	-	-	-	729.9	-	-	-	319.1	354.6			
Garages (sq m)	486.3	486.3	-	-	-	-	-	-	-	-	-			
Total NIA inc garages exc circ space (sq m)	5,279.5	3,875.9	-	-	-	729.9	-	-	-	319.1	354.6			
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%			
Sales Revenue (£)	15,440,687	12,839,757	-	-	-	814,472	-	-	-	846,217	940,241			
Average Revenue per unit (£)	308,814	395,069	-	-	-	88,650	-	-	-	214,912	214,912			
Average Revenue (£ per sq m) GIA	3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652			
Capital Contributions (£)														
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-			
Total Revenue (£)	15,440,687													
Scheme Development Costs (£)														
Land (£)	960,420	495,600	per gross flia											
SDLT at prevailing rate (£)	37,821													
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	16,912													
Land & associated fees Total (£)	1,021,153	523,668	per gross flia											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)	7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366			
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total GIA inc circ space & garages (sq m)	4,793	3,390	-	-	-	730	-	-	-	319	355			
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total Build Cost (£)	7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366			
Policy & Infrastructure Costs (£)														
Total Site Infrastructure Costs	581,473													
Biodiversity	13,400													
Part M4(2)	70,000													
Part M4(3) House	36,250													
Part M4(3) Flat	-													
SI06	150,000													
Phosphate Mitigation	126,150													
Part S(EV Charging)	43,250													
Recycling Bins	6,750													
Sprinklers (RES 10 only)	-													
First Homes Admin Fee	656													
	-													
	-													
	-													
Total Policy & Infrastructure Costs (£)	1,017,929													
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	385,193	385,193	-	-	-									
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	34,770					4,594	-	-	-	1,969	28,207			
Professional Fees Total (£)	619,650	439,790	-	-	-	93,820	-	-	-	40,850	45,389			
CIL (£)	-													
Total Development Costs (£)	10,824,316													
Development Period														
Development Period	3 Years													
Debt Interest Rate	8.00%													
Credit Interest Rate	0.00%													
Annual Discount Rate	0.00%													
Revenue and Capital Contributions (£)														
Revenue and Capital Contributions (£)	15,440,687													
Land & associated Fees - inc in interest calc (£)	1,021,153													
Development Costs (£)	9,803,165													
Finance (£)	316,732													
ADR Cost (£)	0													
Total Dev Costs inc Finance & ADR Costs (£)	11,143,050													
Gross Residual Value inc land less finance (£)	4,297,637													
Total Developer/Contractor Return (£)	2,440,623													
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	1,857,014													

Summary Report 1													
Previous	Next	Print this report											
Site Name	Res0 Hereford Ledbury BLV2 35% AH										Land and Developer Returns Assumptions		
Site Information											Land & associated costs included in cashflow		
Description											Developer & contractor returns excluded from cashflow		
Date	03/07/2023	Updated		Complied by	TM	Reference	Res0						
Summary Details													
	Net Area	2.28	hectares		Dwellings	80.00	NIA (Exc garages & circ space)	7,669.2	Garages	778.1	Circ space	Total GIA (inc circ space & garages)	8,447.3
	Gross Area	3.25	hectares	Market	52.00	5,423.3	778.1	-	-	-	-	6,201.4	
	Net to Gross %	70.00%		Affordable	28.00	2,245.9	-	-	-	-	-	2,245.9	
	Density	35.16	per net ha	% Affordable	35.00%								
Scheme Revenue													
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Total No of Units	80.00	52.00	-	-	-	14.70	-	-	-	6.30	7.00		
Total NIA exc garages & circ space (sq m)	7,669.2	5,423.3	-	-	-	1,167.9	-	-	-	510.6	567.4		
Garages (sq m)	778.1	778.1	-	-	-	-	-	-	-	-	-		
Total NIA inc garages exc circ space (sq m)	8,447.3	6,201.4	-	-	-	1,167.9	-	-	-	510.6	567.4		
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%		
Sales Revenue (£)	24,705,099	20,543,612	-	-	-	1,303,155	-	-	-	1,353,947	1,504,385		
Average Revenue per unit (£)	308,814	395,009	-	-	-	88,650	-	-	-	214,912	214,912		
Average Revenue (£ per sq m) GIA	3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652		
Capital Contributions (£)													
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
Total Capital contributions (£)													
Total Revenue (£)	24,705,099												
Scheme Development Costs (£)													
Land (£)	1,335,750	411,000	per gross fl/a										
SDLT at prevailing rate (£)	56,288												
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	23,376												
Land & associated fees Total (£)	1,415,414	435,512	per gross fl/a										
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Build Cost (£) (inc garages)	12,041,667	8,547,456	-	-	-	1,818,844	-	-	-	793,595	881,772		
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-		
Total GIA inc circ space & garages (sq m)	7,669	5,423	-	-	-	1,168	-	-	-	511	567		
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-		
Total Build Cost (£)	12,041,667	8,547,456	-	-	-	1,818,844	-	-	-	793,595	881,772		
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs	659,958												
Biodiversity	80,240												
Part M4(2)	112,000												
Part M4(3) House	58,000												
Part M4(3) Flat	-												
SI06	256,000												
Phosphate Mitigation	201,840												
Part S(EV Charging)	69,200												
Recycling Bins	10,800												
Sprinklers (RES 10 only)	-												
First Homes Admin Fee	1,050												
	-												
	-												
	-												
	-												
Total Policy & Infrastructure Costs (£)	1,659,118												
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	616,308	616,308	-	-	-								
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	55,632					7,350	-	-	-	3,150	45,132		
Professional Fees Total (£)	963,333	683,797	-	-	-	145,508	-	-	-	63,488	70,542		
CIL (£)	-												
Total Development Costs (£)	16,751,472												
Development Period													
Development Period	3 Years												
Debt Interest Rate	8.00%												
Credit Interest Rate	0.00%												
Annual Discount Rate	0.00%												
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)	24,705,099												
Land & associated Fees - inc in interest calc (£)	1,415,414												
Development Costs (£)	15,336,058												
Finance (£)	364,471												
ADR Cost (£)	0												
Total Dev Costs inc Finance & ADR Costs (£)	17,115,943												
Gross Residual Value inc land less finance (£)	7,589,155												
Total Developer/Contractor Return (£)	3,904,997												
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	3,684,159												

Summary Report 1											
Previous		Next		Print this report							
Site Name		Res 7 Hereford Ledbury BLV 2 35% AH						Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	03/07/2023	Updated		Complied by	TM	Reference	Res 7				
Summary Details				Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area		4.29 hectares		150.00	14,379.8	1,458.8	-	15,838.6			
Gross Area		6.40 hectares		97.50	10,168.8	1,458.8	-	11,627.6			
Net to Gross %		67.00%		Market	52.50	4,211.0	-	4,211.0			
Density		34.98 per net ha		% Affordable	35.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	150.00	97.50	-	-	-	27.56	-	-	-	11.81	13.13
Total NIA exc garages & circ space (sq m)	14,379.8	10,168.8	-	-	-	2,189.8	-	-	-	957.4	1,063.8
Garages (sq m)	1,458.8	1,458.8	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	15,838.6	11,627.6	-	-	-	2,189.8	-	-	-	957.4	1,063.8
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%
Sales Revenue (£)	46,322,060	38,519,272	-	-	-	2,443,416	-	-	-	2,538,656	2,820,722
Average Revenue per unit (£)	308,814	395,009	-	-	-	88,850	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA	3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	46,322,060										
Scheme Development Costs (£)											
Land (£)	2,630,400	411,000	per gross flia								
SDLT at prevailing rate (£)	121,020										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	46,032										
Land & associated fees Total (£)	2,797,452	437,102	per gross flia								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	21,919,380	15,560,832	-	-	-	3,309,911	-	-	-	1,444,091	1,604,548
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	14,380	10,169	-	-	-	2,190	-	-	-	957	1,064
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	21,919,380	15,560,832	-	-	-	3,309,911	-	-	-	1,444,091	1,604,548
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	2,516,819										
Biodiversity	150,450										
Part M4(2)	210,000										
Part M4(3) House	108,750										
Part M4(3) Flat	-										
SI06	480,000										
Phosphate Mitigation	378,450										
Part S(EV Charging)	125,750										
Recycling Bins	20,250										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	1,969										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	3,996,438										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	1,155,578	1,155,578	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	104,309					13,781	-	-	-	5,906	84,622
Professional Fees Total (£)	1,315,163	933,650	-	-	-	198,595	-	-	-	80,645	96,273
CIL (£)	-										
Total Development Costs (£)	31,288,320										
Development Period											
Development Period	3 Years										
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Revenue and Capital Contributions (£)											
Revenue and Capital Contributions (£)	46,322,060										
Land & associated Fees - inc in interest calc (£)	2,797,452										
Development Costs (£)	28,490,868										
Finance (£)	740,251										
ADR Cost (£)	0										
Total Dev Costs Inc Finance & ADR Costs (£)	32,028,571										
Gross Residual Value inc land less finance (£)	14,293,490										
Total Developer/Contractor Return (£)	7,321,869										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	6,971,621										

Summary Report 1														
Previous		Next		Print this report										
Site Name	Res8 Rural Bromyard Ross BLV 2.35% AH						Land and Developer Returns Assumptions							
Site Information							Land & associated costs included in cashflow							
Description							Developer & contractor returns excluded from cashflow							
Date	03/07/2023	Updated		Complied by	TM	Reference	Res8							
Summary Details														
	Net Area	10.07	hectares		Dwellings	350.00	NIA (Exc garages & circ space)	33,552.8	Garages	3,404.0	Circ space	-	Total GIA (inc circ space & garages)	36,956.8
	Gross Area	15.98	hectares		Market	227.50		23,727.1		3,404.0			27,131.1	
	Net to Gross %	63.00%			Affordable	122.50		9,825.7		-			9,825.7	
	Density	34.77	per net ha		% Affordable	35.00%								
Scheme Revenue														
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units	350.00	227.50	-	-	-	64.31	-	-	-	27.56	30.63			
Total NIA exc garages & circ space (sq m)	33,552.8	23,727.1	-	-	-	5,109.6	-	-	-	2,233.9	2,482.2			
Garages (sq m)	3,404.0	3,404.0	-	-	-	-	-	-	-	-	-			
Total NIA inc garages exc circ space (sq m)	36,956.8	27,131.1	-	-	-	5,109.6	-	-	-	2,233.9	2,482.2			
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%			
Sales Revenue (£)	108,084,808	89,878,302	-	-	-	5,701,303	-	-	-	5,923,517	6,581,686			
Average Revenue per unit (£)	308,814	395,069	-	-	-	88,650	-	-	-	214,912	214,912			
Average Revenue (£ per sq m) GIA	3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652			
Capital Contributions (£)														
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-			
Total Revenue (£)	108,084,808													
Scheme Development Costs (£)														
Land (£)	6,567,780	411,000	per gross flia											
SDLT at prevailing rate (£)	317,889													
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	114,936													
Land & associated fees Total (£)	7,000,605	438,065	per gross flia											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)	49,188,092	34,926,077	-	-	-	7,424,276	-	-	-	3,238,929	3,598,810			
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total GIA inc circ space & garages (sq m)	33,553	23,727	-	-	-	5,110	-	-	-	2,234	2,482			
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total Build Cost (£)	49,188,092	34,926,077	-	-	-	7,424,276	-	-	-	3,238,929	3,598,810			
Policy & Infrastructure Costs (£)														
Total Site Infrastructure Costs	7,782,271													
Biodiversity	351,050													
Part M4(2)	490,000													
Part M4(3) House	253,750													
Part M4(3) Flat	-													
SI06	1,120,000													
Phosphate Mitigation	883,060													
Part S(EV Charging)	302,750													
Recycling Bins	47,250													
Sprinklers (RES 10 only)	-													
First Homes Admin Fee	4,594													
	-													
	-													
Total Policy & Infrastructure Costs (£)	11,234,715													
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	2,696,349	2,696,349	-	-	-									
Sales & Marketing Costs & Legal Fees Total (AH Hsg)	243,388					32,156	-	-	-	13,781	197,451			
Professional Fees Total (£)	2,951,286	2,095,565	-	-	-	445,457	-	-	-	194,336	215,929			
CIL (£)	-													
Total Development Costs (£)	73,314,435													
Financial Assumptions														
Development Period	6 Years													
Debt Interest Rate	8.00%													
Credit Interest Rate	0.00%													
Annual Discount Rate	0.00%													
Residual Value														
Revenue and Capital Contributions (£)	108,084,808													
Land & associated Fees - inc in interest calc (£)	7,000,605													
Development Costs (£)	66,313,830													
Finance (£)	2,173,555													
ADR Cost (£)	0													
Total Dev Costs inc Finance & ADR Costs (£)	75,487,990													
Gross Residual Value inc land less finance (£)	32,596,817													
Total Developer/Contractor Return (£)	17,084,361													
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	15,512,457													

Summary Report 1											
Site Name	Res9 Hereford Ledbury GF BLV2 35% AH										Land and Developer Returns Assumptions
Site Information											Land & associated costs included in cashflow
Description											Developer & contractor returns excluded from cashflow
Date	04/07/2023	Updated		Complied by	TM	Reference	Res9				
Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
	Net Area	28.80	hectares		1,000.00	95,865.3	9,725.6	-	105,590.9		
	Gross Area	49.65	hectares	Market	650.00	67,791.8	9,725.6	-	77,517.4		
	Net to Gross %	58.00%		Affordable	350.00	28,073.5	-	-	28,073.5		
	Density	34.73	per net ha	% Affordable	35.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	1,000.00	650.00	-	-	-	183.75	-	-	-	78.75	87.50
Total NIA exc garages & circ space (sq m)	95,865.3	67,791.8	-	-	-	14,596.9	-	-	-	6,362.7	7,091.9
Garages (sq m)	9,725.6	9,725.6	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	105,590.9	77,517.4	-	-	-	14,596.9	-	-	-	6,362.7	7,091.9
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%
Sales Revenue (£)	308,813,736	256,795,149	-	-	-	16,289,438	-	-	-	16,924,334	18,804,816
Average Revenue per unit (£)	308,814	395,069	-	-	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA	3,221	3,788	-	-	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	308,813,736										
Scheme Development Costs (£)											
Land (£)	20,406,150	411,000	per gross ha								
SDLT at prevailing rate (£)	1,009,808										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	357,108										
Land & associated fees Total (£)	21,773,066	438,531	per gross ha								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	140,537,407	99,788,791	-	-	-	21,212,219	-	-	-	9,254,083	10,282,314
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	95,865	67,792	-	-	-	14,599	-	-	-	6,383	7,092
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	140,537,407	99,788,791	-	-	-	21,212,219	-	-	-	9,254,083	10,282,314
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	22,235,000										
Biodiversity	1,003,000										
Part M4(2)	1,400,000										
Part M4(3) House	725,000										
Part M4(3) Flat	3,200,000										
SI06	2,523,000										
Phosphate Mitigation	865,000										
Part S(EV Charging)	135,000										
Recycling Bins	-										
Sprinklers (RES 10 only)	13,125										
First Homes Admin charge	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	32,099,185										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	7,703,854	7,703,854	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	695,394	-	-	-	-	91,875	-	-	-	39,375	564,144
Professional Fees Total (£)	8,432,244	5,987,327	-	-	-	1,272,733	-	-	-	555,245	616,939
CIL (£)	-										
Total Development Costs (£)	211,241,151										
Development Period: 10 Years											
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Revenue and Capital Contributions (£)	308,813,736										
Land & associated Fees - inc in interest calc (£)	21,773,066										
Development Costs (£)	189,468,085										
Finance (£)	4,114,240										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	215,355,391										
Gross Residual Value inc land less finance (£)	93,458,346										
Total Developer/Contractor Return (£)	48,812,459										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	44,645,887										

Generic typologies Value Zone 2 Kington & Leominster

Previous		Next		Summary Report 1				Print this report							
Site Name	Res1a2 Kington & Leominster GF 0% AH						Land and Developer Returns Assumptions								
Site Information	Alternative mix						Land & associated costs included in cashflow								
Description							Developer & contractor returns excluded from cashflow								
Date	29/06/2023	Updated		Compiled by	TM	Reference	Res1a2								
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area							0.03	hectares	3.00	361.1	59.9	--	420.9		
Gross Area							0.03	hectares	3.00	361.1	59.9	--	420.9		
Net to Gross %							100.00%	Market	--	--	--	--	--		
Density							100.00	per net ha	% Affordable	0.00%					
Scheme Revenue															
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes				
Total No of Units	3.00	--	--	--	--	--	--	--	--	--	--				
Total NIA exc garages & circ space (sq m)	361.1	361.1	--	--	--	--	--	--	--	--	--				
Garages (sq m)	59.9	--	--	--	--	--	--	--	--	--	--				
Total NIA inc garages exc circ space (sq m)	420.9	420.9	--	--	--	--	--	--	--	--	--				
Tenure Split (by %)	100.00%														
Sales Revenue (£)	1,032,964	1,032,964	--	--	--	--	--	--	--	--	--				
Average Revenue per unit (£)	344,321	344,321	--	--	--	--	--	--	--	--	--				
Average Revenue (£ per sq m) GIA	2,661	2,661	--	--	--	--	--	--	--	--	--				
Capital Contributions (£)															
	0	--	--	--	--	--	--	--	--	--	--				
	0	--	--	--	--	--	--	--	--	--	--				
	0	--	--	--	--	--	--	--	--	--	--				
	0	--	--	--	--	--	--	--	--	--	--				
	0	--	--	--	--	--	--	--	--	--	--				
	0	--	--	--	--	--	--	--	--	--	--				
Total Capital contributions (£)	--	--	--	--	--	--	--	--	--	--	--				
Total Revenue (£)	1,032,964														
Scheme Development Costs (£)															
Land (£)	15,600	520,000 per gross ha													
SDLT at prevailing rate (£)	--														
Agent's Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	273														
Land & associated fees Total (£)	15,873	529,100 per gross ha													
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes				
Build Cost (£) (inc garages)	637,964	637,964	--	--	--	--	--	--	--	--	--				
Additional Build Costs (£)	--	--	--	--	--	--	--	--	--	--	--				
Total GIA inc circ space & garages (sq m)	361	361	--	--	--	--	--	--	--	--	--				
Total Contingency - % Build Costs (£)	--	--	--	--	--	--	--	--	--	--	--				
Total Build Cost (£)	637,964	637,964	--	--	--	--	--	--	--	--	--				
Policy & Infrastructure Costs (£)															
Total Site Infrastructure Costs	47,562														
Biodiversity	3,009														
Part M4(2)	4,200														
Part M4(3) House	2,175														
Part M4(3) Flat	1,500														
S106	9,600														
Phosphate Mitigation	7,569														
Part S (EV Charging)	2,595														
Recycling Bins	405														
Sprinklers (RES 10 only)	--														
	--														
	--														
	--														
	--														
Total Policy & Infrastructure Costs (£)	78,616														
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	30,989	30,989	--	--	--	--	--	--	--	--	--				
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	--	--	--	--	--	--	--	--	--	--	--				
Professional Fees Total (£)	63,796	63,796	--	--	--	--	--	--	--	--	--				
CIL (£)	--														
Total Development Costs (£)	827,237														
Financial Assumptions															
Development Period	1 Year														
Debt Interest Rate	8.00%														
Credit Interest Rate	0.00%														
Annual Discount Rate	0.00%														
Revenue and Capital Contributions (£)	1,032,964														
Land & associated Fees - inc in interest calc (£)	15,873														
Development Costs (£)	811,364														
Finance (£)	17,350														
ADR Cost (£)	0														
Total Dev Costs inc Finance & ADR Costs (£)	844,587														
Gross Residual Value inc land less finance (£)	188,377														
Total Developer/Contractor Return (£)	180,769														
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	7,609														

Summary Report 1											
Previous	Next	Print this report									
Site Name	Restb2 Kington & Leominster DF 0% AH										
Site Information	Alternative mix										
Description	Land & associated costs included in cashflow Developer & contractor returns excluded from cashflow										
Date	29/06/2023	Updated	Compiled by	TM	Reference: Kington & Leominster DF 0% AH						
Summary Details											
	Net Area	0.03	hedares		Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
	Gross Area	0.03	hedares	Market	3.00	361.1	59.9	-	420.9		
	Net to Gross %	100.00%		Affordable	-	-	-	-	-		
	Density	100.00	per net ha	% Affordable	0.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	361.1	361.1	-	-	-	-	-	-	-	-	-
Garages (sq m)	59.9	59.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	420.9	420.9	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	1,032,964	1,032,964	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)	344,321	344,321	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA	2,861	2,861	-	-	-	-	-	-	-	-	-
Capital Contributions (£)											
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
Total Capital contributions (£)	-	-									
Total Revenue (£)	1,032,964										
Scheme Development Costs (£)											
Land (£)	16,500	550,000	per gross ha								
SDLT at prevailing rate (£)	-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	269										
Land & associated fees Total (£)	16,769	559,633	per gross ha								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	637,964	637,964	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	361	361	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	637,964	637,964	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	47,562										
Biodiversity	804										
Part M4(2)	4,200										
Part M4(3) House	2,175										
Part M4(3) Flat	1,500										
SI106	9,600										
Phosphate Mitigation	7,599										
Part S (EV Charging)	2,595										
Recycling Bins	405										
Sprinklers (RES 10 only)	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	76,410										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	30,969	30,969	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)	63,796	63,796	-	-	-	-	-	-	-	-	-
CIL (£)	-	-									
Total Development Costs (£)	826,948										
Financial Assumptions											
Development Period	1 Year										
Debit Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Summary of Costs and Residual Value											
Revenue and Capital Contributions (£)	1,032,964										
Land & associated Fees - inc in interest calc (£)	16,769										
Development Costs (£)	809,159										
Finance (£)	17,299										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	843,247										
Gross Residual Value inc land less finance (£)	189,717										
Total Developer/Contractor Return (£)	180,769										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	8,948										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res2a2 Leominster & Kington						Land and Developer Returns Assumptions				
Site Information		Alternate Mix						Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/06/2023	Updated	Compiled by M (checked by B)	Reference	Res2a2						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.27	hedares	8.00	962.8	159.6	--	1,122.4				
Gross Area		0.27	hedares	Market	8.00	962.8	159.6	1,122.4				
Net to Gross %		100.00%		Affordable	--	--	--	--				
Density		29.63	per net ha	% Affordable	0.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		8.00	8.00	--	--	--	--	--	--	--	--	--
Total NIA exc garages & circ space (sq m)		962.8	962.8	--	--	--	--	--	--	--	--	--
Garages (sq m)		159.6	159.6	--	--	--	--	--	--	--	--	--
Total NIA inc garages exc circ space (sq m)		1,122.4	1,122.4	--	--	--	--	--	--	--	--	--
Tenure Split (by %)		100.00%										
Sales Revenue (£)		2,754,571	2,754,571	--	--	--	--	--	--	--	--	--
Average Revenue per unit (£)		344,321	344,321	--	--	--	--	--	--	--	--	--
Average Revenue (£ per sq m) GIA		2,861	2,861	--	--	--	--	--	--	--	--	--
Capital Contributions (£)												
		0	--	--	--	--	--	--	--	--	--	--
		0	--	--	--	--	--	--	--	--	--	--
		0	--	--	--	--	--	--	--	--	--	--
		0	--	--	--	--	--	--	--	--	--	--
		0	--	--	--	--	--	--	--	--	--	--
Total Capital contributions (£)		0	--	--	--	--	--	--	--	--	--	--
Total Revenue (£)		2,754,571										
Scheme Development Costs (£)												
Land (£)		140,400	520,000 per gross ha									
SDLT at prevailing rate (£)		--										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		2,457										
Land & associated fees Total (£)		142,857	529,100 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		1,627,801	1,627,801	--	--	--	--	--	--	--	--	--
Additional Build Costs (£)		--	--	--	--	--	--	--	--	--	--	--
Total GIA inc circ space & garages (sq m)		963	963	--	--	--	--	--	--	--	--	--
Total Contingency - % Build Costs (£)		--	--	--	--	--	--	--	--	--	--	--
Total Build Cost (£)		1,627,801	1,627,801	--	--	--	--	--	--	--	--	--
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		120,792										
Biodiversity		8,024										
Part M4(2)		11,200										
Part M4(3) House		5,800										
Part M4(3) Flat		--										
S106		25,600										
Phosphate Mitigation		20,184										
Part S(EV Charging)		6,920										
Recycling Bins		1,080										
Sprinklers (RES 10 only)		--										
First Homes Admin Fee		--										
		--										
		--										
		--										
Total Policy & Infrastructure Costs (£)		199,600										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		82,637	82,637	--	--	--	--	--	--	--	--	--
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		--	--	--	--	--	--	--	--	--	--	--
Professional Fees Total (£)		162,780	162,780	--	--	--	--	--	--	--	--	--
CIL (£)		--	--	--	--	--	--	--	--	--	--	--
Total Development Costs (£)		2,216,676										
Development Period: 1 Year												
Debit Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		2,754,571										
Land & associated Fees - inc in interest calc (£)		142,857										
Development Costs (£)		2,072,818										
Finance (£)		47,375										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		2,263,049										
Gross Residual Value inc land less finance (£)		491,521										
Total Developer/Contractor Return (£)		482,050										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		9,471										

Summary Report 1														
Previous	Next	Print this report												
Site Name	Res2b2 Leominster & Kington										Land and Developer Returns Assumptions			
Site Information	Alternate Mix										Land & associated costs included in cashflow			
Description											Developer & contractor returns excluded from cashflow			
Date	29/06/2023	Updated	Compiled by M (checked by B)			Reference	Res2b2							
Summary Details														
	Net Area	0.27	hedares		Dwellings	8.00	NIA (Exc garages & circ space)	962.8	Garages	159.6	Grc space	---	Total GIA (inc circ space & garages)	1,122.4
	Gross Area	0.27	hedares	Market		8.00	962.8	159.6					1,122.4	
	Net to Gross %	100.00%		Affordable										
	Density	29.63	per net ha	% Affordable		0.00%								
Scheme Revenue														
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units	8.00	8.00	-	-	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)	962.8	962.8	-	-	-	-	-	-	-	-	-	-	-	
Garages (sq m)	159.6	159.6	-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)	1,122.4	1,122.4	-	-	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)		100.00%												
Sales Revenue (£)	2,754,571	2,754,571	-	-	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)	344,321	344,321	-	-	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA	2,861	2,861	-	-	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)														
	0	-												
	0	-												
	0	-												
	0	-												
	0	-												
	0	-												
	0	-												
Total Capital contributions (£)	-	-												
Total Revenue (£)	2,754,571													
Scheme Development Costs (£)														
Land (£)	148,500	550,000	per gross ha											
SDLT at prevailing rate (£)	-													
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	2,599													
Land & associated fees Total (£)	151,099	559,626	per gross ha											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)	1,627,801	1,627,801	-	-	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)	963	963	-	-	-	-	-	-	-	-	-	-	-	
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)	1,627,801	1,627,801	-	-	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)														
Total Site Infrastructure Costs	120,752													
Biodiversity	2,144													
Part M4(2)	11,200													
Part M4(3) House	5,800													
Part M4(3) Flat	-													
SI106	25,600													
Phosphate Mitigation	20,184													
Part S(EV Charging)	6,920													
Recycling Bins	1,080													
Sprinklers (RES 10 only)	-													
First Homes Admin Fee	-													
	-													
	-													
Total Policy & Infrastructure Costs (£)	193,720													
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	82,637	82,637	-	-	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Professional Fees Total (£)	162,780	162,780	-	-	-	-	-	-	-	-	-	-	-	
CIL (£)	-	-												
Total Development Costs (£)	2,218,037													
Financial Assumptions														
Development Period	1 Year													
Debit Interest Rate	8.00%													
Credit Interest Rate	0.00%													
Annual Discount Rate	0.00%													
Summary of Costs and Revenue														
Revenue and Capital Contributions (£)	2,754,571													
Land & associated Fees - inc in interest calc (£)	151,099													
Development Costs (£)	2,066,938													
Finance (£)	47,584													
ADR Cost (£)	0													
Total Dev Costs inc Finance & ADR Costs (£)	2,265,621													
Gross Residual Value inc land less finance (£)	488,950													
Total Developer/Contractor Return (£)	482,050													
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	6,900													

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res3(n)a2 Leominster & Kington BLV2 15% AH						Land and Developer Returns Assumptions				
Site Information		Alternate Mix Alternate AH tenures 50:50 FH and SO						Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/06/2023	Updated	Compiled by M (checked by B)	Reference	Res3(i)						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		15.00	1,617.5	228.9	--	1,846.4				
Gross Area		0.50 hectares		Market	12.75	1,435.1	228.9	1,664.0				
Net to Gross %		100.00%		Affordable	2.25	182.4	--	182.4				
Density		30.00 per net ha		% Affordable	15.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		15.00	12.75	-	-	-	-	-	-	-	1.13	1.13
Total NIA exc garages & circ space (sq m)		1,617.5	1,435.1	-	-	-	-	-	-	-	91.2	91.2
Garages (sq m)		228.9	228.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,846.4	1,664.0	-	-	-	-	-	-	-	91.2	91.2
Turnover QoI4 (by %)		85.00%										
Sales Revenue (£)		4,471,153	4,105,936	-	-	-	-	-	-	-	182,809	182,609
Average Revenue per unit (£)		298,077	322,034	-	-	-	-	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA		2,764	2,861	-	-	-	-	-	-	-	2,003	2,003
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		4,471,153										
Scheme Development Costs (£)												
Land (£)		260,000	520,000 per gross ha									
SDLT at prevailing rate (£)		2,500										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,550										
Land & associated fees Total (£)		267,050	534,100 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		2,615,628	2,323,840	-	-	-	-	-	-	-	145,894	145,894
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,618	1,435	-	-	-	-	-	-	-	91	91
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		2,615,628	2,323,840	-	-	-	-	-	-	-	145,894	145,894
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		189,300										
Biodiversity		15,045										
Part M4(2)		21,000										
Part M4(3) House		10,875										
Part M4(3) Flat		-										
S106		48,000										
Phosphate Mitigation		37,545										
Part S(EV Charging)		12,975										
Recycling Bins		2,025										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		169										
		-										
		-										
Total Policy & Infrastructure Costs (£)		337,300										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		123,178	123,178	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,041	-	-	-	-	-	-	-	-	563	5,478
Professional Fees Total (£)		209,250	185,907	-	-	-	-	-	-	-	11,672	11,672
CIL (£)		-										
Total Development Costs (£)		3,688,447										
Development Period: 5 Quarters												
Debit Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,471,153										
Land & associated Fees - inc in interest calc (£)		267,050										
Development Costs (£)		3,291,397										
Finance (£)		138,774										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		3,697,221										
Gross Residual Value inc land less finance (£)		773,932										
Total Developer/Contractor Return (£)		747,756										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		26,176										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res3\062 Leominster & Kington ELV1 15% AH						Land and Developer Returns Assumptions				
Site Information		Alternate Mix Alternate AH tenures 50:50 FH and SO						Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/06/2023	Updated	Compiled by M (checked by B)	Reference	Res3()						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		15.00	1,617.5	228.9	--	1,846.4				
Gross Area		0.50 hectares		Market	12.75	1,435.1	228.9	1,664.0				
Net to Gross %		100.00%		Affordable	2.25	182.4	--	182.4				
Density		30.00 per net ha		% Affordable	15.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		15.00	12.75	-	-	-	-	-	-	-	1.13	1.13
Total NIA exc garages & circ space (sq m)		1,617.5	1,435.1	-	-	-	-	-	-	-	91.2	91.2
Garages (sq m)		228.9	228.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,846.4	1,664.0	-	-	-	-	-	-	-	91.2	91.2
Turnover Split (by %)		85.00%		7.50%								
Sales Revenue (£)		4,471,153	4,105,936	-	-	-	-	-	-	-	182,609	182,609
Average Revenue per unit (£)		298,077	322,034	-	-	-	-	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA		2,764	2,861	-	-	-	-	-	-	-	2,003	2,003
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		4,471,153										
Scheme Development Costs (£)												
Land (£)		275,000	550,000 per gross ha									
SDLT at prevailing rate (£)		3,250										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,813										
Land & associated fees Total (£)		283,063	566,126 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		2,615,628	2,323,840	-	-	-	-	-	-	-	145,894	145,894
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,618	1,435	-	-	-	-	-	-	-	91	91
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		2,615,628	2,323,840	-	-	-	-	-	-	-	145,894	145,894
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		189,398										
Biodiversity		4,020										
Part M4(2)		21,000										
Part M4(3) House		10,875										
Part M4(3) Flat		-										
S106		48,000										
Phosphate Mitigation		37,545										
Part S(EV Charging)		12,975										
Recycling Bins		2,025										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		169										
		-										
		-										
Total Policy & Infrastructure Costs (£)		326,275										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		123,178	123,178	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,041	-	-	-	-	-	-	-	-	563	5,478
Professional Fees Total (£)		209,250	185,907	-	-	-	-	-	-	-	11,672	11,672
CIL (£)		-										
Total Development Costs (£)		3,663,436										
Development Period: 5 Quarters												
Debit Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,471,153										
Land & associated Fees - inc in interest calc (£)		283,063										
Development Costs (£)		3,280,372										
Finance (£)		139,475										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		3,702,910										
Gross Residual Value inc land less finance (£)		768,243										
Total Developer/Contractor Return (£)		747,756										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		20,487										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res4a2 Leominster Kingston (BLV 1.15% AH)						Land and Developer Returns Assumptions				
Site Information		Over 6 Quarters Alternate Mix						Land & associated costs included in cashflow				
Description								Developer & contractor net returns excluded from cashflow				
Date		11/07/2023	Updated	Compiled by M (checked by B)	Reference	Res4a2						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.71	hedares	25.00	2,695.8	381.6	--	3,077.4				
Gross Area		0.92	hedares	Market	21.25	2,391.9	381.6	2,773.5				
Net to Gross %		77.00%		Affordable	3.75	303.9	--	303.9				
Density		35.29	per net ha	% Affordable	15.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		25.00	21.25	-	-	-	-	-	-	-	1.88	1.88
Total NIA exc garages & circ space (sq m)		2,695.8	2,391.9	-	-	-	-	-	-	-	152.0	152.0
Garages (sq m)		381.6	381.6	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		3,077.4	2,773.5	-	-	-	-	-	-	-	152.0	152.0
Turnover QdH (by %)			85.00%								7.50%	7.50%
Sales Revenue (£)		7,451,922	6,843,226	-	-	-	-	-	-	-	304,348	304,348
Average Revenue per unit (£)		298,077	322,034	-	-	-	-	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA		2,764	2,861	-	-	-	-	-	-	-	2,003	2,003
Capital Contributions (£)												
0												
0												
0												
0												
0												
0												
0												
Total Capital contributions (£)												
Total Revenue (£)		7,451,922										
Scheme Development Costs (£)												
Land (£)		478,400	520,000 per gross ha									
SDLT at prevailing rate (£)		13,420										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		8,372										
Land & associated fees Total (£)		500,192	543,687 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		4,359,408	3,873,094	-	-	-	-	-	-	-	243,157	243,157
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,696	2,392	-	-	-	-	-	-	-	152	152
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		4,359,408	3,873,094	-	-	-	-	-	-	-	243,157	243,157
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		315,810										
Biodiversity		25,075										
Part M4(2)		35,000										
Part M4(3) House		18,125										
Part M4(3) Flat		-										
S106		80,000										
Phosphate Mitigation		63,075										
Part S(EV Charging)		21,625										
Recycling Bins		3,375										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		281										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		562,166										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		205,297	205,297	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		10,068	-	-	-	-	-	-	-	-	938	9,130
Professional Fees Total (£)		348,753	309,847	-	-	-	-	-	-	-	19,453	19,453
CIL (£)		-										
Total Development Costs (£)		6,086,883										
Development Period: 6 Quarters												
Debit Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		7,451,922										
Land & associated Fees - inc in interest calc (£)		500,192										
Development Costs (£)		5,485,691										
Finance (£)		231,121										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		6,217,004										
Gross Residual Value inc land less finance (£)		1,234,917										
Total Developer/Contractor Return (£)		1,246,260										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-11,343										

Summary Report 1											
Previous		Next		Print this report							
Site Name	Res4b2 Leominster Kingston (BLV1 15%AH)						Land and Developer Returns Assumptions				
Site Information	Over 6 Quarters Alternate Mix						Land & associated costs included in cashflow				
Description							Developer & contractor returns excluded from cashflow				
Date	11/07/2023	Updated	Compiled by M (checked by B)	Reference	Res4b2						
Summary Details											
	Net Area	0.71	hedares	Dwellings	25.00	NIA (Exc garages & circ space)	2,695.8	Garages	381.6	Circ space	3,077.4
	Gross Area	0.92	hedares	Market	21.25		2,391.9		381.6		2,773.5
	Net to Gross %	77.00%		Affordable	3.75		303.9				303.9
	Density	35.29	per net ha	% Affordable	15.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	25.00	21.25	-	-	-	-	-	-	-	1.88	1.88
Total NIA exc garages & circ space (sq m)	2,695.8	2,391.9	-	-	-	-	-	-	-	152.0	152.0
Garages (sq m)	381.6	381.6	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	3,077.4	2,773.5	-	-	-	-	-	-	-	152.0	152.0
Tenure Split (by %)		85.00%								7.50%	7.50%
Sales Revenue (£)	7,451,922	6,843,226	-	-	-	-	-	-	-	304,348	304,348
Average Revenue per unit (£)	298,077	322,034	-	-	-	-	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA	2,764	2,861	-	-	-	-	-	-	-	2,003	2,003
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	7,451,922										
Scheme Development Costs (£)											
Land (£)	506,000	550,000	per gross ha								
SDLT at prevailing rate (£)	14,800										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	8,855										
Land & associated fees Total (£)	529,655	575,712	per gross ha								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	4,359,408	3,873,094	-	-	-	-	-	-	-	243,157	243,157
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	2,696	2,392	-	-	-	-	-	-	-	152	152
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	4,359,408	3,873,094	-	-	-	-	-	-	-	243,157	243,157
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	315,810										
Biodiversity	8,700										
Part M4(2)	35,000										
Part M4(3) House	18,125										
Part M4(3) Flat	-										
SI06	80,000										
Phosphate Mitigation	63,075										
Part S(EV Charging)	21,625										
Recycling Bins	3,375										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	281										
	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	543,791										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	205,297	205,297	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	10,068									938	9,130
Professional Fees Total (£)	348,753	309,847	-	-	-	-	-	-	-	19,453	19,453
CIL (£)	-										
Total Development Costs (£)	6,096,971										
Financial Assumptions											
Development Period	6 Quarters										
Debit Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Residual Value Calculation											
Revenue and Capital Contributions (£)	7,451,922										
Land & associated Fees - inc in interest calc (£)	529,655										
Development Costs (£)	5,467,316										
Finance (£)	232,932										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	6,229,903										
Gross Residual Value inc land less finance (£)	1,222,019										
Total Developer/Contractor Return (£)	1,246,260										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	-24,242										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res(Via Kington & Leominster BLV 2.15%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	Updated	Compiled by	TM	Reference	Res(5)					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		1.42 hectares		50.00	5,034.1	635.9	--	5,670.0				
Gross Area		1.95 hectares		Market	42.50	4,432.5	635.9	5,068.4				
Net to Gross %		73.00%		Affordable	7.50	601.6	--	601.6				
Density		35.12 per net ha		% Affordable	15.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		50.00	42.50	-	-	-	3.94	-	-	-	1.69	1.88
Total NIA exc garages & circ space (sq m)		5,034.1	4,432.5	-	-	-	312.8	-	-	-	136.8	152.0
Garages (sq m)		635.9	635.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		5,670.0	5,068.4	-	-	-	312.8	-	-	-	136.8	152.0
Turnover QdH (by %)		85.00%				7.88%				3.38%		3.75%
Sales Revenue (£)		13,608,810	12,681,490	-	-	-	349,059	-	-	-	273,913	304,348
Average Revenue per unit (£)		272,176	298,388	-	-	-	88,650	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA		2,703	2,661	-	-	-	1,118	-	-	-	2,003	2,003
Capital Contributions (£)												
0												
0												
0												
0												
0												
0												
0												
Total Capital contributions (£)												
Total Revenue (£)		13,608,810										
Scheme Development Costs (£)												
Land (£)		534,300	274,000 per gross ha									
SDLT at prevailing rate (£)		16,215										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,350										
Land & associated fees Total (£)		559,865	287,110 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		8,152,411	7,188,877	-	-	-	501,536	-	-	-	218,841	243,157
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		5,634	4,433	-	-	-	313	-	-	-	137	152
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		8,152,411	7,188,877	-	-	-	501,536	-	-	-	218,841	243,157
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		589,545										
Biodiversity		50,150										
Part M4(2)		70,000										
Part M4(3) House		36,250										
Part M4(3) Flat		-										
S106		160,000										
Phosphate Mitigation		126,150										
Part S(EV Charging)		43,250										
Recycling Bins		6,750										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		281										
-		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		1,082,376										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		380,445	380,445	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		11,943					1,969	-	-	-	844	9,130
Professional Fees Total (£)		652,193	575,110	-	-	-	40,123	-	-	-	17,507	19,453
CIL (£)		-										
Total Development Costs (£)		10,839,233										
Development Period		3 Years										
Debit Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		13,608,810										
Land & associated Fees - inc in interest calc (£)		559,865										
Development Costs (£)		10,279,368										
Finance (£)		333,203										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		11,172,436										
Gross Residual Value inc land less finance (£)		2,436,374										
Total Developer/Contractor Return (£)		2,287,074										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		149,300										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res(10) Kington & Leominster BLV 2 15%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	Updated	Compiled by	TM	Reference	Res(5)					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		1.42 hectares		50.00	5,034.1	635.9	--	5,670.0				
Gross Area		1.95 hectares		Market	42.50	4,432.5	635.9	5,068.4				
Net to Gross %		73.00%		Affordable	7.50	601.6	--	601.6				
Density		35.12 per net ha		% Affordable	15.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		50.00	42.50	-	-	-	3.94	-	-	-	1.69	1.88
Total NIA exc garages & circ space (sq m)		5,034.1	4,432.5	-	-	-	312.8	-	-	-	136.8	152.0
Garages (sq m)		635.9	635.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		5,670.0	5,068.4	-	-	-	312.8	-	-	-	136.8	152.0
Turnover Qd4 (by %)		85.00%				7.88%				3.38%		3.75%
Sales Revenue (£)		13,608,810	12,881,490	-	-	-	349,059	-	-	-	273,913	304,348
Average Revenue per unit (£)		272,176	298,388	-	-	-	88,650	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA		2,703	2,661	-	-	-	1,118	-	-	-	2,003	2,003
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		13,608,810										
Scheme Development Costs (£)												
Land (£)		885,885	454,300 per gross ha									
SDLT at prevailing rate (£)		33,794										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		15,503										
Land & associated fees Total (£)		935,182	479.581 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		8,152,411	7,188,877	-	-	-	501,536	-	-	-	218,841	243,157
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		5,634	4,433	-	-	-	313	-	-	-	137	152
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		8,152,411	7,188,877	-	-	-	501,536	-	-	-	218,841	243,157
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		589,545										
Biodiversity		13,400										
Part M4(2)		70,000										
Part M4(3) House		36,250										
Part M4(3) Flat		-										
S106		160,000										
Phosphate Mitigation		126,150										
Part S(EV Charging)		43,250										
Recycling Bins		6,750										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		281										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,045,626										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		380,445	380,445	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		11,943	-	-	-	-	1,969	-	-	-	844	9,130
Professional Fees Total (£)		652,193	575,110	-	-	-	40,123	-	-	-	17,507	19,453
CIL (£)		-										
Total Development Costs (£)		11,177,800										
Development Period: 3 Years												
Debit Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		13,608,810										
Land & associated Fees - inc in interest calc (£)		935,182										
Development Costs (£)		10,242,618										
Finance (£)		361,494										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		11,539,293										
Gross Residual Value inc land less finance (£)		2,069,517										
Total Developer/Contractor Return (£)		2,287,074										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-217,567										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Resid Kingdon Leominster BLV2 15% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	03/07/2023	Updated		Complied by	TM	Reference	Res6					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		2.28 hectares		80.00	8,054.6	1,017.5	-	9,072.0				
Gross Area		3.25 hectares		Market	68.00	7,092.1	1,017.5	8,109.5				
Net to Gross %		70.00%		Affordable	12.00	962.5	-	962.5				
Density		35.16 per net ha		% Affordable	15.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		80.00	68.00	-	-	-	6.30	-	-	-	2.70	3.00
Total NIA exc garages & circ space (sq m)		8,054.6	7,092.1	-	-	-	500.5	-	-	-	218.8	243.2
Garages (sq m)		1,017.5	1,017.5	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		9,072.0	8,109.5	-	-	-	500.5	-	-	-	218.8	243.2
Tenure Split (by %)		85.00%				7.88%				3.38%		3.75%
Sales Revenue (£)		21,774,096	20,290,384	-	-	-	558,495	-	-	-	438,261	486,957
Average Revenue per unit (£)		272,176	298,388	-	-	-	88,650	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA		2,703	2,861	-	-	-	1,118	-	-	-	2,003	2,003
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		21,774,096										
Scheme Development Costs (£)												
Land (£)		890,500	274,000 per gross ha									
SDLT at prevailing rate (£)		34,025										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		15,584										
Land & associated fees Total (£)		940,109	289,264 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		12,674,962	11,177,443	-	-	-	779,505	-	-	-	340,112	377,902
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		8,055	7,092	-	-	-	501	-	-	-	219	243
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		12,674,962	11,177,443	-	-	-	779,505	-	-	-	340,112	377,902
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		513,454										
Biodiversity		80,240										
Part M4(2)		112,000										
Part M4(3) House		58,000										
Part M4(3) Flat		-										
S106		256,000										
Phosphate Mitigation		201,840										
Part S(EV Charging)		69,200										
Recycling Bins		10,800										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		450										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,702,014										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		608,712	608,712	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		19,109	-	-	-	-	3,150	-	-	-	1,350	14,609
Professional Fees Total (£)		1,013,997	894,195	-	-	-	62,360	-	-	-	27,209	30,232
CIL (£)		-										
Total Development Costs (£)		16,958,902										
Development Period: 3 Years												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		21,774,096										
Land & associated Fees - inc in interest calc (£)		940,109										
Development Costs (£)		16,018,793										
Finance (£)		517,653										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		17,476,555										
Gross Residual Value inc land less finance (£)		4,297,541										
Total Developer/Contractor Return (£)		3,659,318										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		638,223										

Generic typologies Value Zone 3 Rural, Bromyard & Ross

Previous		Next		Summary Report 1				Print this report						
Site Name	Res1a Rural Bromyard & Ross							Land and Developer Returns Assumptions						
Site Information								Land & associated costs included in cashflow						
Description								Developer & contractor returns excluded from cashflow						
Date	29/06/2023	Updated		Compiled by	M (checked by B)	Reference	Res1							
Summary Details								Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area	0.10 hectares			Market			3.00	312.9	44.9	-	357.8			
Gross Area	0.10 hectares			Affordable			3.00	312.9	44.9	-	357.8			
Net to Gross %	100.00%			% Affordable			-	-	-	-	-			
Density	30.00 per net ha			% Affordable			0.00%							
Scheme Revenue														
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units	3.00	-	-	-	-	-	-	-	-	-	-			
Total NIA exc garages & circ space (sq m)	312.9	312.9	-	-	-	-	-	-	-	-	-			
Garages (sq m)	44.9	44.9	-	-	-	-	-	-	-	-	-			
Total NIA inc garages exc circ space (sq m)	357.8	357.8	-	-	-	-	-	-	-	-	-			
Tenure Split (by %)	100.00%													
Sales Revenue (£)	1,084,459	1,084,459	-	-	-	-	-	-	-	-	-			
Average Revenue per unit (£)	361,486	361,486	-	-	-	-	-	-	-	-	-			
Average Revenue (£ per sq m) GIA	3,466	3,466	-	-	-	-	-	-	-	-	-			
Capital Contributions (£)														
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-			
Total Revenue (£)	1,084,459	-	-	-	-	-	-	-	-	-	-			
Scheme Development Costs (£)														
Land (£)	78,000	780,000 per gross ha												
SDLT at prevailing rate (£)	-	-												
Agent's Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	1,365	-												
Land & associated fees Total (£)	79,365	793,650 per gross ha												
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)	555,209	555,209	-	-	-	-	-	-	-	-	-			
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total GIA inc circ space & garages (sq m)	313	313	-	-	-	-	-	-	-	-	-			
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total Build Cost (£)	555,209	555,209	-	-	-	-	-	-	-	-	-			
Policy & Infrastructure Costs (£)														
Total Site Infrastructure Costs	41,242													
Biodiversity	3,009													
Part M4(2)	4,200													
Part M4(3) House	2,175													
Part M4(3) Flat	-													
S106	9,600													
Phosphate Mitigation	7,569													
Part S1EV Charging	2,595													
Recycling Bins	405													
Sprinklers (RES 10 only)	-													
First Homes Admin Fee	-													
	-													
	-													
	-													
Total Policy & Infrastructure Costs (£)	70,795													
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	32,534	32,534	-	-	-	-	-	-	-	-	-			
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-			
Professional Fees Total (£)	55,521	55,521	-	-	-	-	-	-	-	-	-			
CIL (£)	-	-	-	-	-	-	-	-	-	-	-			
Total Development Costs (£)	793,424	-	-	-	-	-	-	-	-	-	-			
Financial Assumptions														
Development Period	1 Year													
Debt Interest Rate	8.00%													
Credit Interest Rate	0.00%													
Annual Discount Rate	0.00%													
Revenue and Capital Contributions (£)	1,084,459													
Land & associated Fees - inc in interest calc (£)	79,365													
Development Costs (£)	714,059													
Finance (£)	17,825													
ADR Cost (£)	0													
Total Dev Costs inc Finance & ADR Costs (£)	811,249													
Gross Residual Value inc land less finance (£)	273,211													
Total Developer/Contractor Return (£)	189,780													
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	83,430													

Previous		Next		Summary Report 1					Print this report				
Site Name	Res1b Rural Bromyard & Ross										Land and Developer Returns Assumptions		
Site Information											Land & associated costs included in cashflow		
Description											Developer & contractor returns excluded from cashflow		
Date	29/06/2023	Updated		Compiled by M (checked by B)	Reference	Res1b							
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)					
Net Area	0.10	hectares		3.00	312.9	44.9	-	357.8					
Gross Area	0.10	hectares		3.00	312.9	44.9	-	357.8					
Net to Gross %	100.00%		Market	-	-	-	-	-					
Density	30.00	per net ha	% Affordable	0.00%									
Scheme Revenue													
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Total No of Units	3.00	3.00	-	-	-	-	-	-	-	-	-		
Total NIA exc garages & circ space (sq m)	312.9	312.9	-	-	-	-	-	-	-	-	-		
Garages (sq m)	44.9	44.9	-	-	-	-	-	-	-	-	-		
Total NIA inc garages exc circ space (sq m)	357.8	357.8	-	-	-	-	-	-	-	-	-		
Tenure Split (by %)	100.00%												
Sales Revenue (£)	1,084,459	1,084,459	-	-	-	-	-	-	-	-	-		
Average Revenue per unit (£)	361,486	361,486	-	-	-	-	-	-	-	-	-		
Average Revenue (£ per sq m) GIA	3,466	3,466	-	-	-	-	-	-	-	-	-		
Capital Contributions (£)													
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-		
Total Revenue (£)	1,084,459												
Scheme Development Costs (£)													
Land (£)	60,000	600,000	per gross fl/a										
SDLT at prevailing rate (£)	-												
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	1,050												
Land & associated fees Total (£)	61,050	610,500	per gross fl/a										
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Build Cost (£) (inc garages)	555,209	555,209	-	-	-	-	-	-	-	-	-		
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-		
Total GIA inc circ space & garages (sq m)	313	313	-	-	-	-	-	-	-	-	-		
Total Contingency - % Build Costs (£)	-												
Total Build Cost (£)	555,209	555,209	-	-	-	-	-	-	-	-	-		
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs	41,242												
Biodiversity	804												
Part M4(2)	4,200												
Part M4(3) House	2,175												
Part M4(3) Flat	9,800												
SI106	7,599												
Phosphate Mitigation	2,595												
Part S(EV Charging)	405												
Recycling Bins	-												
Sprinklers (RES 10 only)	-												
First Homes Admin Fee	-												
	-												
	-												
	-												
Total Policy & Infrastructure Costs (£)	68,590												
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	32,534	32,534	-	-	-	-	-	-	-	-	-		
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-												
Professional Fees Total (£)	55,521	55,521	-	-	-	-	-	-	-	-	-		
CIL (£)	-												
Total Development Costs (£)	772,904												
Financial Assumptions													
Development Period	1 Year												
Debt Interest Rate	8.00%												
Credit Interest Rate	0.00%												
Annual Discount Rate	0.00%												
Residual Value Calculation													
Revenue and Capital Contributions (£)	1,084,459												
Land & associated Fees - inc in interest calc (£)	61,050												
Development Costs (£)	711,854												
Finance (£)	17,020												
ADR Cost (£)	0												
Total Dev Costs inc Finance & ADR Costs (£)	789,924												
Gross Residual Value inc land less finance (£)	294,536												
Total Developer/Contractor Return (£)	189,780												
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	104,755												

Summary Report 1												
Previous	Next									Print this report		
Site Name	Res2a Rural Bromyard Ross										Land and Developer Returns Assumptions	
Site Information											Land & associated costs included in cashflow	
Description											Developer & contractor returns excluded from cashflow	
Date	29/06/2023	Updated	Complied by M (checked by B)			Reference	Res2a					
Summary Details												
	Net Area	0.27 hectares	Dwellings	8.00	NIA (Exc garages & circ space)	834.4	Garages	119.7	Circ space	-	Total GIA (inc circ space & garages)	954.1
	Gross Area	0.27 hectares	Market	8.00		834.4		119.7				954.1
	Net to Gross %	100.00%	Affordable	-		-		-				-
	Density	29.63 per net ha	% Affordable	0.00%								
Scheme Revenue												
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes	
Total No of Units	8.00	8.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)	834.4	834.4	-	-	-	-	-	-	-	-	-	
Garages (sq m)	119.7	119.7	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)	954.1	954.1	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)	100.00%											
Sales Revenue (£)	2,891,892	2,891,892	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)	361,486	361,486	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA	3,466	3,466	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)												
	0	-										
	0	-										
	0	-										
	0	-										
	0	-										
	0	-										
	0	-										
Total Capital contributions (£)	-	-										
Total Revenue (£)	2,891,892											
Scheme Development Costs (£)												
Land (£)	210,600	780,000 per gross ha										
SDLT at prevailing rate (£)	-											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	3,686											
Land & associated fees Total (£)	214,286	793,652 per gross ha										
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes	
Build Cost (£) (inc garages)	1,416,879	1,416,879	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)	834	834	-	-	-	-	-	-	-	-	-	
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)	1,416,879	1,416,879	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs	104,742											
Biodiversity	8,024											
Part M4(2)	11,200											
Part M4(3) House	5,800											
Part M4(3) Flat	-											
SI06	25,600											
Phosphate Mitigation	20,184											
Part S(EV Charging)	6,520											
Recycling Bins	1,080											
Sprinklers (RES 10 only)	-											
First Homes Admin Fee	-											
	-											
	-											
	-											
Total Policy & Infrastructure Costs (£)	183,560											
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	86,757	86,757	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-	
Professional Fees Total (£)	141,688	141,688	-	-	-	-	-	-	-	-	-	
CIL (£)	-	-										
Total Development Costs (£)	2,043,159											
Financial Assumptions												
Development Period	1 Year											
Debt Interest Rate	8.00%											
Credit Interest Rate	0.00%											
Annual Discount Rate	0.00%											
Summary of Costs and Revenue												
Revenue and Capital Contributions (£)	2,891,892											
Land & associated Fees - inc in interest calc (£)	214,286											
Development Costs (£)	1,828,873											
Finance (£)	45,120											
ADR Cost (£)	0											
Total Dev Costs inc Finance & ADR Costs (£)	2,088,260											
Gross Residual Value inc land less finance (£)	803,612											
Total Developer/Contractor Return (£)	506,081											
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	297,531											

Previous		Next		Summary Report 1				Print this report			
Site Name	Res2b Rural Bromyard Ross						Land and Developer Returns Assumptions				
Site Information							Land & associated costs included in cashflow				
Description							Developer & contractor returns excluded from cashflow				
Date	29/06/2023	Updated		Compiled by	M (checked by B)	Reference	Res2b				
Summary Details				Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area	0.27	hectares		8.00	834.4	119.7	-	954.1			
Gross Area	0.27	hectares		Market	8.00	834.4	119.7	954.1			
Net to Gross %	100.00%		Affordable	-	-	-	-	-			
Density	29.63	per net ha	% Affordable	0.00%							
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	834.4	834.4	-	-	-	-	-	-	-	-	-
Garages (sq m)	119.7	119.7	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	954.1	954.1	-	-	-	-	-	-	-	-	-
Tenure Split (by %)	100.00%										
Sales Revenue (£)	2,891,892	2,891,892	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)	361,486	361,486	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA	3,466	3,466	-	-	-	-	-	-	-	-	-
Capital Contributions (£)											
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
Total Capital contributions (£)	-	-									
Total Revenue (£)	2,891,892										
Scheme Development Costs (£)											
Land (£)	162,000	600,000	per gross flia								
SDLT at prevailing rate (£)	-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	2,835										
Land & associated fees Total (£)	164,835	610,500	per gross flia								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	1,416,879	1,416,879	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	834	834	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	1,416,879	1,416,879	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	104,742										
Biodiversity	2,144										
Part M4(2)	11,200										
Part M4(3) House	5,800										
Part M4(3) Flat	-										
SI06	25,600										
Phosphate Mitigation	20,184										
Part S(EV Charging)	6,520										
Recycling Bins	1,080										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	177,670										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	86,757	86,757	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)	141,688	141,688	-	-	-	-	-	-	-	-	-
CIL (£)	-	-									
Total Development Costs (£)	1,987,620										
Financial Assumptions											
Development Period	1 Year										
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Residual Value Calculation											
Revenue and Capital Contributions (£)	2,891,892										
Land & associated Fees - inc in interest calc (£)	164,835										
Development Costs (£)	1,822,993										
Finance (£)	43,066										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	2,030,894										
Gross Residual Value inc land less finance (£)	860,997										
Total Developer/Contractor Return (£)	506,681										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	354,916										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res2a Rural Bromyard Ross 35%						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/06/2023	Updated	Complied by M (checked by B)	Reference	Res2a						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.27 hectares		8.00	766.9	77.9	-	844.8				
Gross Area		0.27 hectares		Market	5.20	542.3	77.9	620.2				
Net to Gross %		100.00%		Affordable	2.80	224.6	-	224.6				
Density		29.63 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		8.00	5.20	-	-	-	1.47	-	-	-	0.63	0.70
Total NIA exc garages & circ space (sq m)		766.9	542.3	-	-	-	116.8	-	-	-	51.1	56.7
Garages (sq m)		77.9	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		844.8	620.2	-	-	-	116.8	-	-	-	51.1	56.7
Tenure Split (by %)		65.00%				16.38%				7.88%		8.75%
Sales Revenue (£)		2,271,581	1,879,730	-	-	-	130,316	-	-	-	123,886	137,850
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		2,271,581										
Scheme Development Costs (£)												
Land (£)		210,600	780,000 per gross ha									
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,686										
Land & associated fees Total (£)		214,286	793,652 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		1,297,896	921,013	-	-	-	196,167	-	-	-	85,603	95,114
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		767	542	-	-	-	117	-	-	-	61	57
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		1,297,896	921,013	-	-	-	196,167	-	-	-	85,603	95,114
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		90,315										
Biodiversity		8,024										
Part M4(2)		11,200										
Part M4(3) House		5,800										
Part M4(3) Flat		-										
S106		25,600										
Phosphate Mitigation		20,184										
Part S(EV Charging)		6,520										
Recycling Bins		1,080										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		105										
		-										
		-										
Total Policy & Infrastructure Costs (£)		175,228										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		56,392	56,392	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,180	-	-	-	-	735	-	-	-	315	4,130
Professional Fees Total (£)		129,790	92,101	-	-	-	19,617	-	-	-	8,560	9,511
CIL (£)		-										
Total Development Costs (£)		1,878,772										
Development Period: 1 Year												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		2,271,581										
Land & associated Fees - inc in interest calc (£)		214,286										
Development Costs (£)		1,664,486										
Finance (£)		41,737										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		1,920,509										
Gross Residual Value inc land less finance (£)		351,072										
Total Developer/Contractor Return (£)		357,970										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-6,998										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res2b Rural Bromyard Ross 35%						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/06/2023	Updated	Complied by M (checked by B)	Reference	Res2a						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.27 hectares		8.00	766.9	77.9	-	844.8				
Gross Area		0.27 hectares		Market	5.20	542.3	77.9	620.2				
Net to Gross %		100.00%		Affordable	2.80	224.6	-	224.6				
Density		29.63 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		8.00	5.20	-	-	-	1.47	-	-	-	0.63	0.70
Total NIA exc garages & circ space (sq m)		766.9	542.3	-	-	-	116.8	-	-	-	51.1	56.7
Garages (sq m)		77.9	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		844.8	620.2	-	-	-	116.8	-	-	-	51.1	56.7
Tenure Split (by %)		65.00%				16.38%				7.88%		8.75%
Sales Revenue (£)		2,271,581	1,879,730	-	-	-	130,316	-	-	-	123,886	137,850
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		2,271,581										
Scheme Development Costs (£)												
Land (£)		162,000	600,000 per gross ha									
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		2,835										
Land & associated fees Total (£)		164,835	610,500 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		1,297,896	921,013	-	-	-	196,167	-	-	-	85,603	95,114
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		767	542	-	-	-	117	-	-	-	61	57
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		1,297,896	921,013	-	-	-	196,167	-	-	-	85,603	95,114
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		96,315										
Biodiversity		2,144										
Part M4(2)		11,200										
Part M4(3) House		5,800										
Part M4(3) Flat		-										
S106		25,600										
Phosphate Mitigation		20,164										
Part S(EV Charging)		6,520										
Recycling Bins		1,080										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		105										
		-										
		-										
Total Policy & Infrastructure Costs (£)		169,348										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		56,392	56,392	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,180	-	-	-	-	735	-	-	-	315	4,130
Professional Fees Total (£)		129,790	92,101	-	-	-	19,617	-	-	-	8,560	9,511
CIL (£)		-										
Total Development Costs (£)		1,823,441										
Development Period: 1 Year												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		2,271,581										
Land & associated Fees - inc in interest calc (£)		164,835										
Development Costs (£)		1,658,606										
Finance (£)		39,683										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		1,863,124										
Gross Residual Value inc land less finance (£)		408,457										
Total Developer/Contractor Return (£)		357,970										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		50,488										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res3a Rural Bromyard Ross BLV2 35% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/09/2023	Updated	Complied by M (checked by B)	Reference	Res3a						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		15.00	1,438.0	145.9	-	1,583.9				
Gross Area		0.50 hectares		Market	9.75	1,016.9	145.9	1,162.8				
Net to Gross %		100.00%		Affordable	5.25	421.1	-	421.1				
Density		30.00 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		15.00	9.75	-	-	-	2.78	-	-	-	1.18	1.31
Total NIA exc garages & circ space (sq m)		1,438.0	1,016.9	-	-	-	219.0	-	-	-	95.7	106.4
Garages (sq m)		145.9	145.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,583.9	1,162.8	-	-	-	219.0	-	-	-	95.7	106.4
Tenure Split (by %)		65.00%				18.38%				7.88%		8.75%
Sales Revenue (£)		4,259,214	3,524,493	-	-	-	244,342	-	-	-	232,285	258,095
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		4,259,214										
Scheme Development Costs (£)												
Land (£)		390,000	780,000 per gross ha									
SDLT at prevailing rate (£)		9,000										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,825										
Land & associated fees Total (£)		405,825	811,650 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,438	1,017	-	-	-	219	-	-	-	96	106
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		168,442										
Biodiversity		15,045										
Part M4(2)		21,000										
Part M4(3) House		10,875										
Part M4(3) Flat		-										
S106		48,000										
Phosphate Mitigation		37,845										
Part S(EV Charging)		12,975										
Recycling Bins		2,025										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		197										
		-										
		-										
Total Policy & Infrastructure Costs (£)		316,404										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		105,735	105,735	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (AH Hsg)		9,712	-	-	-	-	1,378	-	-	-	591	7,743
Professional Fees Total (£)		185,895	131,937	-	-	-	28,088	-	-	-	12,255	13,617
CIL (£)		-										
Total Development Costs (£)		3,347,250										
Development Period: 5 Quarters												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,259,214										
Land & associated Fees - inc in interest calc (£)		405,825										
Development Costs (£)		2,941,433										
Finance (£)		133,569										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		3,480,827										
Gross Residual Value inc land less finance (£)		778,388										
Total Developer/Contractor Return (£)		671,193										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		107,194										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res3b Rural Bromyard Ross BLV2 35% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		29/06/2023	Updated	Complied by M (checked by B)	Reference	Res3b						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		15.00	1,438.0	145.9	-	1,583.9				
Gross Area		0.50 hectares		Market	9.75	1,016.9	145.9	1,162.8				
Net to Gross %		100.00%		Affordable	5.25	421.1	-	421.1				
Density		30.00 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		15.00	9.75	-	-	-	2.78	-	-	-	1.18	1.31
Total NIA exc garages & circ space (sq m)		1,438.0	1,016.9	-	-	-	219.0	-	-	-	95.7	106.4
Garages (sq m)		145.9	145.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,583.9	1,162.8	-	-	-	219.0	-	-	-	95.7	106.4
Tenure Split (by %)		65.00%				18.38%				7.88%		8.75%
Sales Revenue (£)		4,289,214	3,524,493	-	-	-	244,342	-	-	-	232,285	258,095
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		4,289,214										
Scheme Development Costs (£)												
Land (£)		300,000	600,000 per gross ha									
SDLT at prevailing rate (£)		4,500										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,250										
Land & associated fees Total (£)		309,750	619,500 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,438	1,017	-	-	-	219	-	-	-	96	106
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		2,323,687	1,649,213	-	-	-	351,075	-	-	-	153,189	170,210
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		168,442										
Biodiversity		4,020										
Part M4(2)		21,000										
Part M4(3) House		10,875										
Part M4(3) Flat		-										
S106		48,000										
Phosphate Mitigation		37,845										
Part S(EV Charging)		12,975										
Recycling Bins		2,025										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		197										
		-										
		-										
Total Policy & Infrastructure Costs (£)		305,379										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		105,735	105,735	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		9,712					1,378	-	-	-	591	7,743
Professional Fees Total (£)		185,895	131,937	-	-	-	28,086	-	-	-	12,255	13,617
CIL (£)		-										
Total Development Costs (£)		3,240,156										
Development Period: 5 Quarters												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,259,214										
Land & associated Fees - inc in interest calc (£)		309,750										
Development Costs (£)		2,930,408										
Finance (£)		125,304										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		3,365,461										
Gross Residual Value inc land less finance (£)		893,753										
Total Developer/Contractor Return (£)		671,193										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		222,560										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res4a Rural Bromyard Ross BLV2 35%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	Updated	Complied by	TM	Reference	Res4a					
Summary Details				Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.71 hectares		25.00	2,396.6	243.1	-	2,639.8				
Gross Area		0.92 hectares		Market	16.25	1,694.8	243.1	1,937.9				
Net to Gross %		77.00%		Affordable	8.75	701.8	-	701.8				
Density		35.29 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		25.00	16.25	-	-	-	4.59	-	-	-	1.97	2.19
Total NIA exc garages & circ space (sq m)		2,396.6	1,694.8	-	-	-	365.0	-	-	-	159.6	177.3
Garages (sq m)		243.1	243.1	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,639.8	1,937.9	-	-	-	365.0	-	-	-	159.6	177.3
Tenure Split (by %)		65.00%				18.38%				7.88%		8.75%
Sales Revenue (£)		7,098,691	5,874,155	-	-	-	407,236	-	-	-	387,142	430,168
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		7,098,691										
Scheme Development Costs (£)												
Land (£)		717,600	780,000 per gross flia									
SDLT at prevailing rate (£)		25,380										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		12,558										
Land & associated fees Total (£)		755,538	821,237 per gross flia									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		3,872,812	2,748,688	-	-	-	585,126	-	-	-	255,315	283,683
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,397	1,695	-	-	-	365	-	-	-	160	177
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		3,872,812	2,748,688	-	-	-	585,126	-	-	-	255,315	283,683
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		260,738										
Biodiversity		25,075										
Part M4(2)		35,000										
Part M4(3) House		18,125										
Part M4(3) Flat		-										
S106		80,000										
Phosphate Mitigation		63,075										
Part S(EV Charging)		21,825										
Recycling Bins		3,375										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		328										
-		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		527,339										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		176,225	176,225	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		16,186	-	-	-	-	2,297	-	-	-	984	12,905
Professional Fees Total (£)		309,825	219,695	-	-	-	46,810	-	-	-	20,425	22,695
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		5,657,925										
Development Period												
Development Period		6 Quarters										
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		7,098,691										
Land & associated Fees - inc in interest calc (£)		755,538										
Development Costs (£)		4,962,387										
Finance (£)		226,739										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		5,884,664										
Gross Residual Value inc land less finance (£)		1,214,027										
Total Developer/Contractor Return (£)		1,118,656										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		95,371										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res4b Rural Bromyard Ross BLV2 35%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	Updated	Complied by	TM	Reference	Res4b					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.71 hectares		25.00	2,396.6	243.1	-	2,639.8				
Gross Area		0.92 hectares		Market	16.25	1,694.8	243.1	1,937.9				
Net to Gross %		77.00%		Affordable	8.75	701.8	-	701.8				
Density		35.29 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		25.00	16.25	-	-	-	4.59	-	-	-	1.97	2.19
Total NIA exc garages & circ space (sq m)		2,396.6	1,694.8	-	-	-	365.0	-	-	-	159.6	177.3
Garages (sq m)		243.1	243.1	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,639.8	1,937.9	-	-	-	365.0	-	-	-	159.6	177.3
Tenure Split (by %)		65.00%				16.38%				7.88%		8.75%
Sales Revenue (£)		7,098,691	5,874,155	-	-	-	407,236	-	-	-	387,142	430,158
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		7,098,691										
Scheme Development Costs (£)												
Land (£)		552,000	600,000 per gross flia									
SDLT at prevailing rate (£)		17,100										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,660										
Land & associated fees Total (£)		578,760	629,087 per gross flia									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		3,872,812	2,748,688	-	-	-	585,126	-	-	-	255,315	283,683
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,397	1,695	-	-	-	365	-	-	-	160	177
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		3,872,812	2,748,688	-	-	-	585,126	-	-	-	255,315	283,683
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		260,738										
Biodiversity		6,700										
Part M4(2)		35,000										
Part M4(3) House		18,125										
Part M4(3) Flat		-										
S106		80,000										
Phosphate Mitigation		63,075										
Part S(EV Charging)		21,825										
Recycling Bins		3,375										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		328										
		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		608,964										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		176,225	176,225	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		16,186	-	-	-	-	2,297	-	-	-	984	12,905
Professional Fees Total (£)		309,825	219,695	-	-	-	46,810	-	-	-	20,425	22,695
CIL (£)		-										
Total Development Costs (£)		5,462,772										
Development Period												
Development Period		6 Quarters										
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		7,098,691										
Land & associated Fees - inc in interest calc (£)		578,760										
Development Costs (£)		4,884,012										
Finance (£)		207,724										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		5,670,495										
Gross Residual Value inc land less finance (£)		1,428,195										
Total Developer/Contractor Return (£)		1,118,656										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		309,540										

Summary Report 1														
Previous		Next		Print this report										
Site Name	ResVia Rural Bromyard Ross BLV 2.35%AH						Land and Developer Returns Assumptions							
Site Information							Land & associated costs included in cashflow							
Description							Developer & contractor returns excluded from cashflow							
Date	01/07/2023	Updated		Complied by	TM	Reference	ResVia							
Summary Details														
	Net Area	1.42	hectares		Dwellings	50.00	NIA (Exc garages & circ space)	4,793.3	Garages	486.3	Circ space	-	Total GIA (inc circ space & garages)	5,279.5
	Gross Area	1.95	hectares		Market	32.50	Affordable	3,389.6	486.3	-	-	-	3,875.9	
	Net to Gross %	73.00%			% Affordable	17.50		1,403.7	-	-	-	-	1,403.7	
	Density	35.12	per net ha		% Affordable	35.00%								
Scheme Revenue														
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units	50.00	32.50	-	-	-	9.19	-	-	-	3.94	4.38			
Total NIA exc garages & circ space (sq m)	4,793.3	3,389.6	-	-	-	729.9	-	-	-	319.1	354.6			
Garages (sq m)	486.3	486.3	-	-	-	-	-	-	-	-	-			
Total NIA inc garages exc circ space (sq m)	5,279.5	3,875.9	-	-	-	729.9	-	-	-	319.1	354.6			
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%			
Sales Revenue (£)	14,197,381	11,748,310	-	-	-	814,472	-	-	-	774,284	860,315			
Average Revenue per unit (£)	283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644			
Average Revenue (£ per sq m) GIA	2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426			
Capital Contributions (£)														
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-			
Total Revenue (£)	14,197,381													
Scheme Development Costs (£)														
Land (£)	801,450	411,000	per gross flia											
SDLT at prevailing rate (£)	29,573													
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	14,025													
Land & associated fees Total (£)	845,048	433,358	per gross flia											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)	7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366			
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total GIA inc circ space & garages (sq m)	4,793	3,390	-	-	-	730	-	-	-	319	355			
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total Build Cost (£)	7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366			
Policy & Infrastructure Costs (£)														
Total Site Infrastructure Costs	561,173													
Biodiversity	50,150													
Part M4(2)	70,000													
Part M4(3) House	36,250													
Part M4(3) Flat	-													
SI06	160,000													
Phosphate Mitigation	126,150													
Part S(EV Charging)	43,250													
Recycling Bins	6,750													
Sprinklers (RES 10 only)	-													
First Homes Admin Fee	656													
	-													
	-													
	-													
Total Policy & Infrastructure Costs (£)	1,064,679													
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	352,449	352,449	-	-	-	-	-	-	-	-	-			
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	32,372					4,594	-	-	-	1,969	25,809			
Professional Fees Total (£)	619,650	439,790	-	-	-	93,820	-	-	-	40,850	45,389			
CIL (£)	-													
Total Development Costs (£)	10,649,822													
Financial Assumptions														
Development Period	3 Years													
Debt Interest Rate	8.00%													
Credit Interest Rate	0.00%													
Annual Discount Rate	0.00%													
Residual Value														
Revenue and Capital Contributions (£)	14,197,381													
Land & associated Fees - inc in interest calc (£)	845,048													
Development Costs (£)	9,804,774													
Finance (£)	323,617													
ADR Cost (£)	0													
Total Dev Costs inc Finance & ADR Costs (£)	10,973,440													
Gross Residual Value inc land less finance (£)	3,223,942													
Total Developer/Contractor Return (£)	2,237,311													
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	986,631													

Summary Report 1											
Previous		Next		Print this report							
Site Name		Res/b Rural Bromyard Ross BLV 2.35%AH						Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	01/07/2023	Updated	Compld by	TM	Reference	Res/b					
Summary Details				Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area		1.42 hectares		50.00	4,793.3	486.3	-	5,279.5			
Gross Area		1.95 hectares		Market	32.50	3,389.6	486.3	3,875.9			
Net to Gross %		73.00%		Affordable	17.50	1,403.7	-	1,403.7			
Density		35.12 per net ha		% Affordable	35.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	50.00	32.50	-	-	-	9.19	-	-	-	3.94	4.38
Total NIA exc garages & circ space (sq m)	4,793.3	3,389.6	-	-	-	729.9	-	-	-	319.1	354.6
Garages (sq m)	486.3	486.3	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	5,279.5	3,875.9	-	-	-	729.9	-	-	-	319.1	354.6
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%
Sales Revenue (£)	14,197,381	11,748,310	-	-	-	814,472	-	-	-	774,284	860,315
Average Revenue per unit (£)	283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA	2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	14,197,381										
Scheme Development Costs (£)											
	Land (£)	960,420	495,600 per gross ha								
	SDLT at prevailing rate (£)	37,821									
	Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	16,912									
	Land & associated fees Total (£)	1,021,153	523,668 per gross ha								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	4,793	3,390	-	-	-	730	-	-	-	319	355
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	7,745,624	5,497,376	-	-	-	1,170,251	-	-	-	510,630	567,366
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	581,473										
Biodiversity	13,400										
Part M4(2)	70,000										
Part M4(3) House	36,250										
Part M4(3) Flat	-										
SI06	160,000										
Phosphate Mitigation	126,150										
Part S(EV Charging)	43,250										
Recycling Bins	6,750										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	656										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	1,017,929										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	352,449	352,449	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	32,372					4,594	-	-	-	1,969	25,809
Professional Fees Total (£)	619,650	439,790	-	-	-	93,820	-	-	-	40,850	45,389
CIL (£)	-										
Total Development Costs (£)	10,789,177										
Financial Assumptions											
Development Period	3 Years										
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Summary											
Revenue and Capital Contributions (£)	14,197,381										
Land & associated Fees - inc in interest calc (£)	1,021,153										
Development Costs (£)	9,768,024										
Finance (£)	335,971										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	11,125,146										
Gross Residual Value inc land less finance (£)	3,072,233										
Total Developer/Contractor Return (£)	2,237,311										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	834,922										

Summary Report 1											
Previous		Next		Print this report							
Site Name		Res0 Rural Bromyard Ross BLV2 35% AH						Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	03/07/2023	Updated		Complied by	TM	Reference	Res0				
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area		2.28 hectares		80.00	7,669.2	778.1	-	8,447.3			
Gross Area		3.25 hectares		Market	52.00	5,423.3	778.1	6,201.4			
Net to Gross %		70.00%		Affordable	28.00	2,245.9	-	2,245.9			
Density		35.16 per net ha		% Affordable	35.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	80.00	52.00	-	-	-	14.70	-	-	-	6.30	7.00
Total NIA exc garages & circ space (sq m)	7,669.2	5,423.3	-	-	-	1,167.9	-	-	-	510.6	567.4
Garages (sq m)	778.1	778.1	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	8,447.3	6,201.4	-	-	-	1,167.9	-	-	-	510.6	567.4
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%
Sales Revenue (£)	22,715,810	18,797,296	-	-	-	1,303,155	-	-	-	1,238,854	1,378,505
Average Revenue per unit (£)	283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA	2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	22,715,810										
Scheme Development Costs (£)											
Land (£)	1,335,750	411,000	per gross flia								
SDLT at prevailing rate (£)	56,288										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	23,376										
Land & associated fees Total (£)	1,415,414	435,512	per gross flia								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	12,041,667	8,547,456	-	-	-	1,818,844	-	-	-	793,595	881,772
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	7,669	5,423	-	-	-	1,168	-	-	-	511	567
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	12,041,667	8,547,456	-	-	-	1,818,844	-	-	-	793,595	881,772
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	659,958										
Biodiversity	80,240										
Part M4(2)	112,000										
Part M4(3) House	58,000										
Part M4(3) Flat	-										
SI06	256,000										
Phosphate Mitigation	201,840										
Part S(EV Charging)	69,200										
Recycling Bins	10,800										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	1,050										
	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	1,659,118										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	563,919	563,919	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	51,795					7,350	-	-	-	3,150	41,295
Professional Fees Total (£)	963,333	683,797	-	-	-	145,508	-	-	-	63,488	70,542
CIL (£)	-										
Total Development Costs (£)	16,695,246										
Development Period: 3 Years											
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Revenue and Capital Contributions (£)	22,715,810										
Land & associated Fees - inc in interest calc (£)	1,415,414										
Development Costs (£)	15,279,832										
Finance (£)	462,122										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	17,157,368										
Gross Residual Value inc land less finance (£)	5,558,442										
Total Developer/Contractor Return (£)	3,579,698										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	1,978,744										

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res 7 Rural Bromyard Ross BLV 2 35% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	03/07/2023	Updated		Complied by	TM	Reference	Res 7					
Summary Details				Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		4.29 hectares		150.00	14,379.8	1,458.8	-	15,838.6				
Gross Area		6.40 hectares		Market	97.50	10,168.8	1,458.8	11,627.6				
Net to Gross %		67.00%		Affordable	52.50	4,211.0	-	4,211.0				
Density		34.98 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		150.00	97.50	-	-	-	27.56	-	-	-	11.81	13.13
Total NIA exc garages & circ space (sq m)		14,379.8	10,168.8	-	-	-	2,189.8	-	-	-	957.4	1,063.8
Garages (sq m)		1,458.8	1,458.8	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		15,838.6	11,627.6	-	-	-	2,189.8	-	-	-	957.4	1,063.8
Tenure Split (by %)		65.00%				18.38%				7.88%		8.75%
Sales Revenue (£)		42,592,144	35,244,931	-	-	-	2,443,416	-	-	-	2,322,851	2,680,946
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,850	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
0												
0												
0												
0												
0												
0												
0												
Total Capital contributions (£)												
Total Revenue (£)		42,592,144										
Scheme Development Costs (£)												
Land (£)		2,630,400		411,000 per gross ha								
SDLT at prevailing rate (£)		121,020										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		48,032										
Land & associated fees Total (£)		2,797,452		437,102 per gross ha								
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		21,919,380	15,560,832	-	-	-	3,309,911	-	-	-	1,444,091	1,604,548
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		14,380	10,169	-	-	-	2,190	-	-	-	957	1,064
Total Contingency - % Build Costs (£)												
Total Build Cost (£)		21,919,380	15,560,832	-	-	-	3,309,911	-	-	-	1,444,091	1,604,548
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		2,516,819										
Biodiversity		150,450										
Part M4(2)		210,000										
Part M4(3) House		108,750										
Part M4(3) Flat		-										
S106		480,000										
Phosphate Mitigation		378,450										
Part S(EV Charging)		123,750										
Recycling Bins		20,250										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		1,969										
-		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		3,996,438										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		1,057,348	1,057,348	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		97,116	-	-	-	-	13,781	-	-	-	5,906	77,428
Professional Fees Total (£)		1,315,163	933,650	-	-	-	198,595	-	-	-	80,645	98,273
CIL (£)												
Total Development Costs (£)		31,182,897										
Development Period: 3 Years												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		42,592,144										
Land & associated Fees - inc in interest calc (£)		2,797,452										
Development Costs (£)		28,385,445										
Finance (£)		968,300										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		32,091,197										
Gross Residual Value inc land less finance (£)		10,500,947										
Total Developer/Contractor Return (£)		6,711,934										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,789,014										

Summary Report 1														
Previous		Next		Print this report										
Site Name	Res8 Rural Bromyard Ross BLV 2.35% AH							Land and Developer Returns Assumptions						
Site Information								Land & associated costs included in cashflow						
Description								Developer & contractor returns excluded from cashflow						
Date	03/07/2023	Updated		Complied by	TM	Reference	Res8							
Summary Details														
	Net Area	10.07	hectares		Dwellings	350.00	NIA (Exc garages & circ space)	33,552.8	Garages	3,404.0	Circ space	-	Total GIA (inc circ space & garages)	36,956.8
	Gross Area	15.98	hectares		Market	227.50		23,727.1		3,404.0			27,131.1	
	Net to Gross %	63.00%			Affordable	122.50		9,825.7		-			9,825.7	
	Density	34.77	per net ha		% Affordable	35.00%								
Scheme Revenue														
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units	350.00	227.50	-	-	-	64.31	-	-	-	27.56	30.63			
Total NIA exc garages & circ space (sq m)	33,552.8	23,727.1	-	-	-	5,109.6	-	-	-	2,233.9	2,482.2			
Garages (sq m)	3,404.0	3,404.0	-	-	-	-	-	-	-	-	-			
Total NIA inc garages exc circ space (sq m)	36,956.8	27,131.1	-	-	-	6,109.6	-	-	-	2,233.9	2,482.2			
Tenure Split (by %)		65.00%				18.38%				7.88%	8.75%			
Sales Revenue (£)	99,381,669	82,238,172	-	-	-	5,701,303	-	-	-	5,419,987	6,022,207			
Average Revenue per unit (£)	283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644			
Average Revenue (£ per sq m) GIA	2,562	3,486	-	-	-	1,118	-	-	-	2,426	2,426			
Capital Contributions (£)														
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
	0	-	-	-	-	-	-	-	-	-	-			
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-			
Total Revenue (£)	99,381,669													
Scheme Development Costs (£)														
Land (£)	6,567,780	411,000	per gross ha											
SDLT at prevailing rate (£)	317,889													
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	114,936													
Land & associated fees Total (£)	7,000,605	438,065	per gross ha											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)	49,188,092	34,926,077	-	-	-	7,424,276	-	-	-	3,238,929	3,598,810			
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total GIA inc circ space & garages (sq m)	33,553	23,727	-	-	-	5,110	-	-	-	2,234	2,482			
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
Total Build Cost (£)	49,188,092	34,926,077	-	-	-	7,424,276	-	-	-	3,238,929	3,598,810			
Policy & Infrastructure Costs (£)														
Total Site Infrastructure Costs	7,782,271													
Biodiversity	351,050													
Part M4(2)	490,000													
Part M4(3) House	253,750													
Part M4(3) Flat	-													
SI06	1,120,000													
Phosphate Mitigation	883,060													
Part S(EV Charging)	302,750													
Recycling Bins	47,250													
Sprinklers (RES 10 only)	-													
First Homes Admin Fee	4,594													
	-													
	-													
	-													
Total Policy & Infrastructure Costs (£)	11,234,715													
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	2,467,145	2,467,145	-	-	-	-	-	-	-	-	-			
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	226,604	-	-	-	-	32,156	-	-	-	13,781	180,666			
Professional Fees Total (£)	2,951,286	2,095,565	-	-	-	445,457	-	-	-	194,336	215,929			
CIL (£)	-													
Total Development Costs (£)	73,068,447													
Financial Assumptions														
Development Period	6	Years												
Debt Interest Rate	8.00%													
Credit Interest Rate	0.00%													
Annual Discount Rate	0.00%													
Residual Value														
Revenue and Capital Contributions (£)	99,381,669													
Land & associated Fees - inc in interest calc (£)	7,000,605													
Development Costs (£)	66,067,842													
Finance (£)	2,617,970													
ADR Cost (£)	0													
Total Dev Costs inc Finance & ADR Costs (£)	75,686,417													
Gross Residual Value inc land less finance (£)	23,695,252													
Total Developer/Contractor Return (£)	15,661,178													
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	8,034,074													

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res9 Rural Bromyard Ross GF BLV2 35% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		04/07/2023	Updated	Complied by	TM	Reference	Res9					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		28.80	hectares	1,000.00	95,865.3	9,725.6	-	105,590.9				
Gross Area		49.65	hectares	650.00	67,791.8	9,725.6	-	77,517.4				
Net to Gross %		58.00%		Market	350.00	28,073.5	-	28,073.5				
Density		34.73	per net ha	% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		1,000.00	650.00	-	-	-	183.75	-	-	-	78.75	87.50
Total NIA exc garages & circ space (sq m)		95,865.3	67,791.8	-	-	-	14,596.9	-	-	-	6,362.7	7,091.9
Garages (sq m)		9,725.6	9,725.6	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		105,590.9	77,517.4	-	-	-	14,596.9	-	-	-	6,362.7	7,091.9
Tenure Split (by %)		65.00%				18.38%				7.88%		8.75%
Sales Revenue (£)		283,947,627	234,966,206	-	-	-	16,289,438	-	-	-	15,485,676	17,206,307
Average Revenue per unit (£)		283,948	361,486	-	-	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,962	3,486	-	-	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		0	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		283,947,627										
Scheme Development Costs (£)												
Land (£)		20,406,150	411,000 per gross ha									
SDLT at prevailing rate (£)		1,009,808										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		357,108										
Land & associated fees Total (£)		21,773,066	438,531 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		140,537,407	99,788,791	-	-	-	21,212,219	-	-	-	9,254,083	10,282,314
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		95,865	67,792	-	-	-	14,599	-	-	-	6,383	7,092
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		140,537,407	99,788,791	-	-	-	21,212,219	-	-	-	9,254,083	10,282,314
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		22,235,000										
Biodiversity		1,003,000										
Part M4(2)		1,400,000										
Part M4(3) House		725,000										
Part M4(3) Flat		3,200,000										
S106		2,523,000										
Phosphate Mitigation		865,000										
Part S(EV Charging)		135,000										
Recycling Bins		-										
Sprinklers (RES 10 only)		13,125										
First Homes Admin charge		-										
Total Policy & Infrastructure Costs (£)		32,099,185										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		7,048,986	7,048,986	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		647,439	-	-	-	-	91,875	-	-	-	39,375	516,189
Professional Fees Total (£)		8,432,244	5,987,327	-	-	-	1,272,733	-	-	-	555,245	616,939
CIL (£)		-										
Total Development Costs (£)		210,538,327										
Development Period: 10 Years												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		283,947,627										
Land & associated Fees - inc in interest calc (£)		21,773,066										
Development Costs (£)		188,765,261										
Finance (£)		4,996,407										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		215,534,795										
Gross Residual Value inc land less finance (£)		68,412,832										
Total Developer/Contractor Return (£)		44,746,224										
Net Residual Value inc land less finance (£) less Dev & Cont Returns (£)		23,666,608										

SBCH sensitivity testing (Res4 and Res6)

Previous		Current		Summary Report 1				Print this report					
Site Name	Res4a Herford Ledbury BLV2 35%AH						Land and Developer Returns Assumptions						
Site Information							Land & associated costs included in cashflow						
Description							Developer & contractor returns excluded from cashflow						
Date	01/07/2023	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	0.71	hectares				25.00	2,396.6	243.2	--	2,639.8			
Gross Area	0.92	hectares		Market		16.25	1,694.8	243.2	--	1,938.0			
Net to Gross %	77.00%			Affordable		8.75	701.8	--	--	701.8			
Density	35.29	per net ha		% Affordable		35.00%							
Scheme Revenue													
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Total No of Units	25.00	15.00	-	1.25	-	4.59	-	-	-	1.97	2.19		
Total NIA exc garages & circ space (sq m)	2,396.6	1,541.0	-	153.8	-	365.0	-	-	-	159.6	177.3		
Garages (sq m)	243.2	216.9	-	26.3	-	-	-	-	-	-	-		
Total NIA inc garages exc circ space (sq m)	2,639.8	1,758.0	-	180.0	-	365.0	-	-	-	159.6	177.3		
Tenure Split (by %)		60.00%		5.00%		18.38%				7.88%	8.75%		
Sales Revenue (£)	7,749,464	5,837,474	-	611,525	-	407,236	-	-	-	423,108	470,120		
Average Revenue per unit (£)	309,979	389,165	-	489,220	-	88,650	-	-	-	214,912	214,912		
Average Revenue (£ per sq m) GIA	3,233	3,788	-	3,977	-	1,116	-	-	-	2,652	2,652		
Capital Contributions (£)													
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
Total Capital contributions (£)													
Total Revenue (£)	7,749,464												
Scheme Development Costs (£)													
Land (£)	717,600	780,000	per gross ha										
SDLT at prevailing rate (£)	25,380												
Agent's Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	12,558												
Land & associated fees Total (£)	755,538	821,237	per gross ha										
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Build Cost (£) (inc garages)	3,883,924	2,501,401	-	258,399	-	585,126	-	-	-	255,315	283,683		
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-		
Total GIA inc circ space & garages (sq m)	2,397	1,541	-	154	-	365	-	-	-	160	177		
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-		
Total Build Cost (£)	3,883,924	2,501,401	-	258,399	-	585,126	-	-	-	255,315	283,683		
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs	281,532												
Biodiversity	25,075												
Part M4(2)	35,000												
Part M4(3) House	18,125												
Part M4(3) Flat	-												
SI06	80,000												
Phosphate Mitigation	63,075												
Part S (EV Charging)	21,625												
Recycling Bins	3,375												
Sprinklers (RES 10 only)	-												
First Homes Admin Fee	328												
	-												
	-												
	-												
Total Policy & Infrastructure Costs (£)	528,235												
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	193,470	175,124	-	18,346	-	-	-	-	-	-	-		
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	17,385					2,297	-	-	-	984	14,104		
Professional Fees Total (£)	319,805	200,112	-	29,763	-	46,810	-	-	-	20,425	22,695		
CIL (£)	-												
Total Development Costs (£)	5,698,357												
Financial Assumptions													
Development Period	6 Quarters												
Debt Interest Rate	8.00%												
Credit Interest Rate	0.00%												
Annual Discount Rate	0.00%												
Revenue and Capital Contributions (£)	7,749,464												
Land & associated Fees - inc in interest calc (£)	755,538												
Development Costs (£)	4,942,819												
Finance (£)	219,086												
ADR Cost (£)	0												
Total Dev Costs inc Finance & ADR Costs (£)	5,917,445												
Gross Residual Value inc land less finance (£)	1,832,019												
Total Developer/Contractor Return (£)	1,225,408												
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	606,612												

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res4b Hereford Ledbury BLV2.35%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	Updated	Complied by	TM	Reference	Res4b					
Summary Details				Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.71 hectares		25.00	2,396.6	243.2	-	2,639.8				
Gross Area		0.92 hectares		Market	16.25	1,694.8	243.2	1,938.0				
Net to Gross %		77.00%		Affordable	8.75	701.8	-	701.8				
Density		35.29 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		25.00	15.00	-	1.25	-	4.59	-	-	-	1.97	2.19
Total NIA exc garages & circ space (sq m)		2,396.6	1,541.0	-	153.8	-	365.0	-	-	-	159.6	177.3
Garages (sq m)		243.2	216.9	-	26.3	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,639.8	1,758.0	-	180.0	-	365.0	-	-	-	159.6	177.3
Tenure Split (by %)		60.00%		5.00%		18.38%		7.88%		8.75%		
Sales Revenue (£)		7,749,464	5,837,474	-	611,525	-	407,236	-	-	-	423,108	470,120
Average Revenue per unit (£)		309,979	389,165	-	489,220	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA		3,233	3,788	-	3,977	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		7,749,464										
Scheme Development Costs (£)												
Land (£)		552,000	600,000 per gross ha									
SDLT at prevailing rate (£)		17,100										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,660										
Land & associated fees Total (£)		578,760	629,087 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		3,883,924	2,501,401	-	258,399	-	585,126	-	-	-	255,315	283,683
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,397	1,541	-	154	-	365	-	-	-	160	177
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		3,883,924	2,501,401	-	258,399	-	585,126	-	-	-	255,315	283,683
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		281,832										
Biodiversity		8,700										
Part M4(2)		35,000										
Part M4(3) House		18,125										
Part M4(3) Flat		-										
S106		80,000										
Phosphate Mitigation		63,075										
Part S(EV Charging)		21,825										
Recycling Bins		3,375										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		328										
		-										
		-										
Total Policy & Infrastructure Costs (£)		509,860										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		193,470	175,324	-	18,346	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		17,385										
Professional Fees Total (£)		319,805	200,112	-	29,763	-	46,810	-	-	-	20,425	22,695
CIL (£)		-										
Total Development Costs (£)		5,563,204										
Development Period: 6 Quarters												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		7,749,464										
Land & associated Fees - inc in interest calc (£)		578,760										
Development Costs (£)		4,924,444										
Finance (£)		204,154										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		5,707,357										
Gross Residual Value inc land less finance (£)		2,042,106										
Total Developer/Contractor Return (£)		1,225,408										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		816,699										

Previous		Next		Summary Report 1						Print this report	
Site Name	Res4a Leominster Kingston BLV 2.25%AH						Land and Developer Returns Assumptions				
Site Information	Over 6 Quarters						Land & associated costs included in cashflow				
Description							Developer & contractor returns excluded from cashflow				
Date	11/07/2023	Updated		Compiled by M (checked by B)	Reference	Res4a					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area	0.71	hectares		25.00	2,708.9	385.4	-	3,094.2			
Gross Area	0.92	hectares	Market	21.25	2,405.6	385.4	-	2,790.3			
Net to Gross %	77.00%		Affordable	3.75	303.9	-	-	303.9			
Density	35.29	per net ha	% Affordable	15.00%							
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	25.00	20.00	-	1.25	-	-	-	-	-	1.88	1.88
Total NIA exc garages & circ space (sq m)	2,708.9	2,251.2	-	153.8	-	-	-	-	-	152.0	152.0
Garages (sq m)	385.4	359.1	-	26.3	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	3,094.2	2,610.3	-	180.0	-	-	-	-	-	152.0	152.0
Tenure Split (by %)				5.00%	-	-	-	-	-	7.50%	7.50%
Sales Revenue (£)	7,511,252	6,440,683	-	461,873	-	-	-	-	-	304,348	304,348
Average Revenue per unit (£)	300,450	322,034	-	369,498	-	-	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA	2,773	2,861	-	3,004	-	-	-	-	-	2,003	2,003
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)											
Total Revenue (£)	7,511,252										
Scheme Development Costs (£)											
Land (£)	478,400	520,000 per gross ha									
SDLT at prevailing rate (£)	13,420										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	8,372										
Land & associated fees Total (£)	500,192	543,687 per gross ha									
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	4,389,968	3,645,255	-	258,399	-	-	-	-	-	243,157	243,157
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	2,709	2,251	-	154	-	-	-	-	-	152	152
Total Contingency - % Build Costs (£)	-										
Total Build Cost (£)	4,389,968	3,645,255	-	258,399	-	-	-	-	-	243,157	243,157
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	317,957										
Biodiversity	25,075										
Part M4(2)	35,000										
Part M4(3) House	18,125										
Part M4(3) Flat	-										
SI06	80,000										
Phosphate Mitigation	63,075										
Part S(EV Charging)	21,825										
Recycling Bins	3,375										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	281										
	-										
	-										
Total Policy & Infrastructure Costs (£)	664,513										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)	207,077	193,220	-	13,856	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	10,068										
Professional Fees Total (£)	360,288	291,620	-	29,763	-	-	-	-	-	19,453	19,453
CIL (£)	-										
Total Development Costs (£)	6,032,106										
Development Period											
Development Period	6 Quarters										
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Revenue and Capital Contributions (£)	7,511,252										
Land & associated Fees - inc in interest calc (£)	500,192										
Development Costs (£)	5,531,914										
Finance (£)	232,760										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	6,264,866										
Gross Residual Value inc land less finance (£)	1,246,386										
Total Developer/Contractor Return (£)	1,256,643										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	-10,257										

Summary Report 1													
Site Name	Res4b Leominster Kingston BLV 1 15%AH						Land and Developer Returns Assumptions						
Site Information	Over 6 Quarters						Land & associated costs included in cashflow						
Description							Developer & contractor returns excluded from cashflow						
Date	11/07/2023	Updated	Complied by M (checked by B)	Reference	Res4b								
Summary Details													
	Net Area	0.71 hectares		Dwellings	25.00	NIA (Exc garages & circ space)	2,708.9	Garages	385.4	Circ space	-	Total GIA (inc circ space & garages)	3,094.2
	Gross Area	0.92 hectares	Market		21.25		2,405.6		385.4				2,790.3
	Net to Gross %	77.00%	Affordable		3.75		303.9		-				303.9
	Density	35.29 per net ha	% Affordable		15.00%								
Scheme Revenue													
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Total No of Units	25.00	20.00	-	1.25	-	-	-	-	-	1.88	1.88		
Total NIA exc garages & circ space (sq m)	2,708.9	2,251.2	-	153.8	-	-	-	-	-	152.0	152.0		
Garages (sq m)	385.4	359.1	-	26.3	-	-	-	-	-	-	-		
Total NIA inc garages exc circ space (sq m)	3,094.2	2,610.3	-	180.0	-	-	-	-	-	152.0	152.0		
Tenure Split (by %)				5.00%						7.50%	7.50%		
Sales Revenue (£)	7,511,252	6,440,683	-	461,873	-	-	-	-	-	304,348	304,348		
Average Revenue per unit (£)	300,450	322,034	-	369,498	-	-	-	-	-	162,319	162,319		
Average Revenue (£ per sq m) GIA	2,773	2,861	-	3,004	-	-	-	-	-	2,003	2,003		
Capital Contributions (£)													
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
	0	-	-	-	-	-	-	-	-	-	-		
Total Capital contributions (£)													
Total Revenue (£)	7,511,252												
Scheme Development Costs (£)													
Land (£)	506,000	550,000 per gross flia											
SDLT at prevailing rate (£)	14,800												
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	8,855												
Land & associated fees Total (£)	529,655	575,712 per gross flia											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes		
Build Cost (£) (inc garages)	4,389,968	3,645,255	-	258,399	-	-	-	-	-	243,157	243,157		
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-		
Total GIA inc circ space & garages (sq m)	2,709	2,251	-	154	-	-	-	-	-	152	152		
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-		
Total Build Cost (£)	4,389,968	3,645,255	-	258,399	-	-	-	-	-	243,157	243,157		
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs	317,957												
Biodiversity	6,700												
Part M4(2)	35,000												
Part M4(3) House	18,125												
Part M4(3) Flat	-												
SI06	80,000												
Phosphate Mitigation	63,075												
Part S(EV Charging)	21,825												
Recycling Bins	3,375												
Sprinklers (RES 10 only)	-												
First Homes Admin Fee	281												
	-												
	-												
	-												
Total Policy & Infrastructure Costs (£)	546,138												
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	207,077	193,220	-	13,856	-	-	-	-	-	-	-		
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	10,068	-	-	-	-	-	-	-	-	938	9,130		
Professional Fees Total (£)	360,288	291,620	-	29,763	-	-	-	-	-	19,453	19,453		
CIL (£)	-												
Total Development Costs (£)	6,043,194												
Financial Assumptions													
Development Period	6 Quarters												
Debt Interest Rate	8.00%												
Credit Interest Rate	0.00%												
Annual Discount Rate	0.00%												
Residual Value													
Revenue and Capital Contributions (£)	7,511,252												
Land & associated Fees - inc in interest calc (£)	529,655												
Development Costs (£)	5,513,539												
Finance (£)	234,571												
ADR Cost (£)	0												
Total Dev Costs inc Finance & ADR Costs (£)	6,277,765												
Gross Residual Value inc land less finance (£)	1,233,487												
Total Developer/Contractor Return (£)	1,256,643												
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	-23,156												

Summary Report 1												
Previous		Next		Print this report								
Site Name		Res4a Rural Bromyard Ross BLV2.35%AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date		01/07/2023	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		0.71 hectares		25.00	2,396.6	243.1	--	2,639.8				
Gross Area		0.92 hectares		Market	16.25	1,694.8	243.1	--		1,937.9		
Net to Gross %		77.00%		Affordable	8.75	701.8	--	--		701.8		
Density		35.29 per net ha		% Affordable	35.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		25.00	15.00	-	1.25	-	4.59	-	-	-	1.97	2.19
Total NIA exc garages & circ space (sq m)		2,396.6	1,541.0	-	153.8	-	365.0	-	-	-	159.6	177.3
Garages (sq m)		243.1	216.9	-	26.3	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,639.8	1,757.9	-	180.0	-	365.0	-	-	-	159.6	177.3
Tenure Split (by %)		60.00%		5.00%		18.38%		7.88%		8.75%		
Sales Revenue (£)		7,125,336	5,341,258	-	559,542	-	407,236	-	-	-	387,142	430,168
Average Revenue per unit (£)		285,013	356,084	-	447,634	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA		2,973	3,466	-	3,639	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		7,125,336										
Scheme Development Costs (£)												
Land (£)		717,600	790,000 per gross ha									
SDLT at prevailing rate (£)		25,380										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		12,558										
Land & associated fees Total (£)		755,538	821,237 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		3,883,908	2,501,386	-	258,399	-	585,126	-	-	-	255,315	283,683
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,397	1,541	-	154	-	365	-	-	-	160	177
Total Contingency - % Build Costs (£)		-										
Total Build Cost (£)		3,883,908	2,501,386	-	258,399	-	585,126	-	-	-	255,315	283,683
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		281,632										
Biodiversity		25,075										
Part M4(2)		35,000										
Part M4(3) House		18,125										
Part M4(3) Flag		-										
S106		80,000										
Phosphate Mitigation		63,075										
Part S(EV Charging)		21,625										
Recycling Bins		3,375										
Sprinklers (RES 10 only)		-										
First Homes Admin Fee		328										
-		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		528,235										
Sales & Marketing Costs & Legal Fees Total (MK Hsg)		177,024	160,238	-	16,786	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		16,186										
Professional Fees Total (£)		319,804	200,111	-	29,763	-	46,810	-	-	-	20,425	22,695
CIL (£)		-										
Total Development Costs (£)		5,680,695										
Development Period: 6 Quarters												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		7,125,336										
Land & associated Fees - inc in interest calc (£)		755,538										
Development Costs (£)		4,925,157										
Finance (£)		227,597										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		5,968,292										
Gross Residual Value inc land less finance (£)		1,217,044										
Total Developer/Contractor Return (£)		1,123,318										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		93,725										

Summary Report 1											
Previous		Next		Print this report							
Site Name		Res4b Rural Bromyard Ross BLV2 35%AH						Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	01/07/2023	Updated		Complied by	TM	Reference	Res4b				
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area		0.71 hectares		25.00	2,396.6	243.1	-	2,639.8			
Gross Area		0.92 hectares		Market	16.25	1,694.8	243.1	1,937.9			
Net to Gross %		77.00%		Affordable	8.75	701.8	-	701.8			
Density		35.29 per net ha		% Affordable	35.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	25.00	15.00	-	1.25	-	4.59	-	-	-	1.97	2.19
Total NIA exc garages & circ space (sq m)	2,396.6	1,541.0	-	153.8	-	365.0	-	-	-	159.6	177.3
Garages (sq m)	243.1	216.9	-	26.3	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	2,639.8	1,757.9	-	180.0	-	365.0	-	-	-	159.6	177.3
Tenure Split (by %)		60.00%		5.00%		18.38%				7.88%	8.75%
Sales Revenue (£)	7,125,336	5,341,258	-	559,542	-	407,236	-	-	-	387,142	430,158
Average Revenue per unit (£)	285,013	356,084	-	447,634	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA	2,973	3,486	-	3,639	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	7,125,336										
Scheme Development Costs (£)											
Land (£)	552,000	600,000 per gross ha									
SDLT at prevailing rate (£)	17,100										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	9,660										
Land & associated fees Total (£)	578,760	629,087 per gross ha									
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	3,883,908	2,501,386	-	258,399	-	585,126	-	-	-	255,315	283,683
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	2,397	1,541	-	154	-	365	-	-	-	160	177
Total Contingency - % Build Costs (£)	-										
Total Build Cost (£)	3,883,908	2,501,386	-	258,399	-	585,126	-	-	-	255,315	283,683
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	281,832										
Biodiversity	8,700										
Part M4(2)	35,000										
Part M4(3) House	18,125										
Part M4(3) Flat	-										
SI06	80,000										
Phosphate Mitigation	63,075										
Part S(EV Charging)	21,825										
Recycling Bins	3,375										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	328										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	509,860										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	177,024	160,238	-	16,786	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	16,186										
Professional Fees Total (£)	319,804	200,111	-	29,763	-	46,810	-	-	-	20,425	22,695
CIL (£)	-										
Total Development Costs (£)	5,485,542										
Development Period											
Development Period	6 Quarters										
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Revenue and Capital Contributions (£)											
Revenue and Capital Contributions (£)	7,125,336										
Land & associated Fees - inc in interest calc (£)	578,760										
Development Costs (£)	4,906,782										
Finance (£)	208,582										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	5,694,123										
Gross Residual Value inc land less finance (£)	1,431,212										
Total Developer/Contractor Return (£)	1,123,318										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	307,894										

Summary Report 1											
Previous		Next		Print this report							
Site Name		Res6 Hereford Ledbury BLV2 35% AH						Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	03/07/2023	Updated		Complied by	TM	Reference	Res6				
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area		2.28 hectares		80.00	7,669.2	778.1	-	8,447.3			
Gross Area		3.25 hectares		Market	52.00	5,423.3	778.1	6,201.4			
Net to Gross %		70.00%		Affordable	28.00	2,245.9	-	2,245.9			
Density		35.16 per net ha		% Affordable	35.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	80.00	48.00	-	4.00	-	14.70	-	-	-	6.30	7.00
Total NIA exc garages & circ space (sq m)	7,669.2	4,931.3	-	492.0	-	1,167.9	-	-	-	510.6	567.4
Garages (sq m)	778.1	694.1	-	84.0	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	8,447.3	5,625.4	-	576.0	-	1,167.9	-	-	-	510.6	567.4
Tenure Split (by %)		60.00%		5.00%		18.38%				7.88%	8.75%
Sales Revenue (£)	24,798,284	18,679,916	-	1,956,881	-	1,303,155	-	-	-	1,353,947	1,504,385
Average Revenue per unit (£)	309,979	389,165	-	489,220	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA	3,233	3,788	-	3,977	-	1,118	-	-	-	2,652	2,652
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	24,798,284										
Scheme Development Costs (£)											
Land (£)	1,335,750	411,000 per gross ha									
SDLT at prevailing rate (£)	56,288										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	23,376										
Land & associated fees Total (£)	1,415,414	435,512 per gross ha									
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	12,076,054	7,778,515	-	803,328	-	1,818,844	-	-	-	793,595	881,772
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	7,669	4,931	-	492	-	1,168	-	-	-	511	567
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	12,076,054	7,778,515	-	803,328	-	1,818,844	-	-	-	793,595	881,772
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	872,754										
Biodiversity	60,240										
Part M4(2)	112,000										
Part M4(3) House	58,000										
Part M4(3) Flat	-										
SI06	256,000										
Phosphate Mitigation	201,840										
Part S(EV Charging)	69,200										
Recycling Bins	10,800										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	1,050										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	1,661,894										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	619,104	560,387	-	58,706	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	55,632	-	-	-	-	7,350	-	-	-	3,150	45,132
Professional Fees Total (£)	994,233	622,281	-	92,415	-	145,508	-	-	-	63,488	70,542
CIL (£)	-										
Total Development Costs (£)	16,822,331										
Development Period: 3 Years											
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Revenue and Capital Contributions (£)	24,798,284										
Land & associated Fees - inc in interest calc (£)	1,415,414										
Development Costs (£)	15,406,917										
Finance (£)	365,814										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	17,188,145										
Gross Residual Value inc land less finance (£)	7,610,139										
Total Developer/Contractor Return (£)	3,921,304										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	3,688,835										

Summary Report 1											
Previous	Next	Print this report									
Site Name	Resid Kingdon Leominster BLV1 15% AH						Land and Developer Returns Assumptions				
Site Information							Land & associated costs included in cashflow				
Description							Developer & contractor returns excluded from cashflow				
Date	03/07/2023	Updated	Compld by	TM	Reference	Res6					
Summary Details							Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	2.28	hectares		80.00	8,129.4	1,041.6	-	-	9,171.0		
Gross Area	3.25	hectares	Market	68.00	7,166.9	1,041.6	-	-	8,208.5		
Net to Gross %	70.00%		Affordable	12.00	962.5	-	-	-	962.5		
Density	35.16	per net ha	% Affordable	15.00%							
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	80.00	64.00	-	4.00	-	6.30	-	-	-	2.70	3.00
Total NIA exc garages & circ space (sq m)	8,129.4	6,674.9	-	492.0	-	500.5	-	-	-	218.8	243.2
Garages (sq m)	1,041.6	957.6	-	84.0	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	9,171.0	7,632.5	-	576.0	-	500.5	-	-	-	218.8	243.2
Tenure Split (by %)	80.00%			5.00%		7.88%				3.36%	3.75%
Sales Revenue (£)	22,058,537	19,096,832	-	1,477,993	-	558,495	-	-	-	438,261	486,957
Average Revenue per unit (£)	275,732	298,388	-	369,498	-	88,650	-	-	-	162,319	162,319
Average Revenue (£ per sq m) GIA	2,713	2,861	-	3,004	-	1,118	-	-	-	2,003	2,003
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	22,058,537										
Scheme Development Costs (£)											
Land (£)	890,500	274,000	per gross flia								
SDLT at prevailing rate (£)	34,025										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	15,584										
Land & associated fees Total (£)	940,109	289,264	per gross flia								
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	12,820,793	10,519,946	-	803,328	-	779,505	-	-	-	340,112	377,902
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	8,129	6,675	-	492	-	501	-	-	-	219	243
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	12,820,793	10,519,946	-	803,328	-	779,505	-	-	-	340,112	377,902
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	924,439										
Biodiversity	80,240										
Part M4(2)	112,000										
Part M4(3) House	58,000										
Part M4(3) Flat	-										
SI06	256,000										
Phosphate Mitigation	201,840										
Part S(EV Charging)	69,200										
Recycling Bins	10,800										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	450										
	-										
	-										
Total Policy & Infrastructure Costs (£)	1,713,019										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	617,245	572,905	-	44,340	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	19,109	-	-	-	-	3,150	-	-	-	1,350	14,609
Professional Fees Total (£)	1,053,813	841,596	-	92,415	-	62,360	-	-	-	27,209	30,232
CIL (£)	-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)	17,164,067										
Financial Assumptions											
Development Period	3 Years										
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Residual Value Calculation											
Revenue and Capital Contributions (£)	22,058,537										
Land & associated Fees - inc in interest calc (£)	940,109										
Development Costs (£)	16,223,978										
Finance (£)	522,149										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	17,686,237										
Gross Residual Value inc land less finance (£)	4,372,300										
Total Developer/Contractor Return (£)	3,709,095										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	663,205										

Summary Report 1											
Previous		Next		Print this report							
Site Name		Res0 Rural Bromyard Ross BLV2 35% AH						Land and Developer Returns Assumptions			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	03/07/2023	Updated		Compld by	TM	Reference	Res0				
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
Net Area		2.28 hectares		80.00	7,669.2	778.1	-	8,447.3			
Gross Area		3.25 hectares		Market	52.00	5,423.3	778.1	6,201.4			
Net to Gross %		70.00%		Affordable	28.00	2,245.9	-	2,245.9			
Density		35.16 per net ha		% Affordable	35.00%						
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	80.00	48.00	-	4.00	-	14.70	-	-	-	6.30	7.00
Total NIA exc garages & circ space (sq m)	7,669.2	4,931.3	-	492.0	-	1,167.9	-	-	-	510.6	567.4
Garages (sq m)	778.1	694.1	-	84.0	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	8,447.3	5,625.4	-	576.0	-	1,167.9	-	-	-	510.6	567.4
Tenure Split (by %)		60.00%	-	5.00%	-	18.38%	-	-	-	7.88%	8.75%
Sales Revenue (£)	22,801,074	17,092,024	-	1,790,536	-	1,303,155	-	-	-	1,238,854	1,376,505
Average Revenue per unit (£)	285,013	356,084	-	447,634	-	88,650	-	-	-	196,644	196,644
Average Revenue (£ per sq m) GIA	2,973	3,486	-	3,639	-	1,118	-	-	-	2,426	2,426
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	22,801,074										
Scheme Development Costs (£)											
Land (£)	1,335,750	411,000 per gross ha									
SDLT at prevailing rate (£)	56,288										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	23,376										
Land & associated fees Total (£)	1,415,414	435,512 per gross ha									
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	12,076,054	7,778,515	-	803,328	-	1,818,844	-	-	-	793,595	881,772
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	7,669	4,931	-	492	-	1,168	-	-	-	511	567
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)	12,076,054	7,778,515	-	803,328	-	1,818,844	-	-	-	793,595	881,772
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	872,754										
Biodiversity	60,240										
Part M4(2)	112,000										
Part M4(3) House	58,000										
Part M4(3) Flat	-										
SI06	256,000										
Phosphate Mitigation	201,840										
Part S(EV Charging)	69,200										
Recycling Bins	10,800										
Sprinklers (RES 10 only)	-										
First Homes Admin Fee	1,050										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	1,661,894										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	566,477	512,761	-	53,716	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	51,795	-	-	-	-	7,350	-	-	-	3,150	41,295
Professional Fees Total (£)	994,233	622,281	-	92,415	-	145,508	-	-	-	63,488	70,542
CIL (£)	-										
Total Development Costs (£)	16,765,666										
Development Period: 3 Years											
Debt Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Revenue and Capital Contributions (£)	22,801,074										
Land & associated Fees - inc in interest calc (£)	1,415,414										
Development Costs (£)	15,350,454										
Finance (£)	464,361										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	17,230,229										
Gross Residual Value inc land less finance (£)	5,570,845										
Total Developer/Contractor Return (£)	3,594,619										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	1,976,226										

Strategic allocated sites testing

Previous		Next		Summary Report 1				Print this report			
Site Name	Here5 GF BLV2 35% AH						Land and Developer Returns Assumptions				
Site Information							Land & associated costs included in cashflow				
Description							Developer & contractor returns excluded from cashflow				
Date	05/08/2023	Updated		Compiled by	TM	Reference	Here5				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area	25.50	hectares					900.00	87,039.2	8,989.3	96,028.5	
Gross Area	44.00	hectares			Market			585.00	61,773.1	8,989.3	70,762.3
Net to Gross %	57.95%			Affordable			315.00	25,266.2			25,266.2
Density	35.29	per net ha			% Affordable					35.00%	
Scheme Revenue											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units	900.00	540.00	-	45.00	-	165.38	-	-	-	70.88	78.75
Total NIA exc garages & circ space (sq m)	87,039.2	56,238.1	-	5,535.0	-	13,139.0	-	-	-	5,744.4	6,382.7
Garages (sq m)	8,989.3	8,044.3	-	945.0	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)	96,028.5	64,282.3	-	6,480.0	-	13,139.0	-	-	-	5,744.4	6,382.7
Tenure Split (by %)			60.00%	5.00%			18.38%			7.88%	8.75%
Sales Revenue (£)	281,861,466	213,029,828	-	22,014,909	-	14,860,494	-	-	-	15,231,901	16,924,334
Average Revenue per unit (£)	313,179	394,500	-	489,220	-	88,650	-	-	-	214,912	214,912
Average Revenue (£ per sq m) GIA	3,238	3,788	-	3,977	-	1,116	-	-	-	2,652	2,652
Capital Contributions (£)											
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
	0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)	281,861,466										
Scheme Development Costs (£)											
Land (£)	18,084,000	411,000 per gross ha									
SDLT at prevailing rate (£)	893,700										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	316,470										
Land & associated fees Total (£)	19,294,170	438,504 per gross ha									
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)	127,919,948	82,808,221	-	8,437,973	-	19,090,997	-	-	-	8,328,675	9,254,083
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	87,039	56,238	-	5,535	-	13,139	-	-	-	5,744	6,383
Total Contingency - % Build Costs (£)	-										
Total Build Cost (£)	127,919,948	82,808,221	-	8,437,973	-	19,090,997	-	-	-	8,328,675	9,254,083
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs	20,251,022										
Biodiversity (20%)	1,074,600										
Part M4(2)	1,260,000										
Part M4(3) House	652,500										
Part M4(3) Flat	-										
S106	1,935,000										
Phosphate Mitigation	-										
Part S (EV Charging)	778,500										
Recycling Bins	121,500										
Sprinklers (RES 10 only)	-										
First Homes Admin charge	11,813										
s106 Education	8,697,216										
Community Facility	340,000										
Health	720,000										
Total Policy & Infrastructure Costs (£)	35,842,161										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	7,051,342	6,390,895	-	660,447	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	625,855					82,688	-	-	-	35,438	507,730
Professional Fees Total (£)	8,136,655	4,968,493	-	967,737	-	1,145,460	-	-	-	499,720	555,245
CIL (£)	-										
Total Development Costs (£)	198,870,121										
Financial Assumptions											
Development Period	9 Years										
Debit Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
Residual Value Calculations											
Revenue and Capital Contributions (£)	281,861,466										
Land & associated Fees - inc in interest calc (£)	19,294,170										
Development Costs (£)	179,575,951										
Finance (£)	3,840,913										
ADR Cost (£)	0										
Total Dev Costs inc Finance & ADR Costs (£)	202,511,034										
Gross Residual Value inc land less finance (£)	79,350,432										
Total Developer/Contractor Return (£)	44,618,806										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	34,731,626										

Previous		Next		Summary Report 1				Print this report				
Site Name	KING2 BLV 1 10%AH						Land and Developer Returns Assumptions					
Site Information							Land & associated costs included in cashflow					
Description							Developer & contractor returns excluded from cashflow					
Date	05/08/2023	Updated		Compiled by	TM	Reference	KING2					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
Net Area	1.57	hectares				47.50	4,879.7	652.1	-	5,531.9		
Gross Area	2.15	hectares		Market		42.75	4,498.7	652.1	-	5,150.9		
Net to Gross %	73.02%			Affordable		4.75	381.0	-	-	381.0		
Density	30.25	per net ha		% Affordable		10.00%						
Scheme Revenue												
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes	
Total No of Units	47.50	40.38	-	2.38	-	2.49	-	-	-	1.07	1.19	
Total NIA exc garages & circ space (sq m)	4,879.7	4,206.6	-	292.1	-	198.1	-	-	-	86.6	96.2	
Garages (sq m)	652.1	602.2	-	49.9	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)	5,531.9	4,808.9	-	342.0	-	198.1	-	-	-	86.6	96.2	
Tenure Split (by %)		85.00%		5.00%		5.25%				2.25%	2.50%	
Sales Revenue (£)	13,500,011	12,035,151	-	877,558	-	22,071	-	-	-	173,478	192,754	
Average Revenue per unit (£)	284,211	298,084	-	369,498	-	88,650	-	-	-	162,319	162,319	
Average Revenue (£ per sq m) GIA	2,767	2,861	-	3,004	-	1,116	-	-	-	2,003	2,003	
Capital Contributions (£)												
	0	-										
	0	-										
	0	-										
	0	-										
	0	-										
	0	-										
	0	-										
Total Capital contributions (£)	-	-										
Total Revenue (£)	13,500,011											
Scheme Development Costs (£)												
Land (£)	589,100	274,000	per gross ha									
SDLT at prevailing rate (£)	18,955											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	10,309											
Land & associated fees Total (£)	618,364	287,611	per gross ha									
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes	
Build Cost (£) (inc garages)	7,925,350	6,824,154	-	490,958	-	317,640	-	-	-	138,600	153,999	
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)	4,880	4,207	-	292	-	198	-	-	-	87	96	
Total Contingency - % Build Costs (£)	-	-										
Total Build Cost (£)	7,925,350	6,824,154	-	490,958	-	317,640	-	-	-	138,600	153,999	
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs	573,115											
Biodiversity (20%)	56,715											
Part M4(2)	18,500											
Part M4(3) House	34,438											
Part M4(3) Flat	-											
S106	102,125											
Phosphate Mitigation	119,843											
Part S (EV Charging)	41,088											
Recycling Bins	6,413											
Sprinklers (RES 10 only)	-											
First Homes Admin Fee	178											
s106 Education	500,952											
Health	38,000											
Total Policy & Infrastructure Costs (£)	1,539,367											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	387,381	361,055	-	26,327	-					534	5,783	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	7,564					1,247						
Professional Fees Total (£)	651,301	545,932	-	56,549	-	25,411				11,088	12,320	
CIL (£)	-											
Total Development Costs (£)	11,129,327											
Financial Assumptions												
Development Period	3 Years											
Debit Interest Rate	8.00%											
Credit Interest Rate	0.00%											
Annual Discount Rate	0.00%											
Summary of Cash Flows												
Revenue and Capital Contributions (£)	13,500,011											
Land & associated Fees - inc in interest calc (£)	618,364											
Development Costs (£)	10,510,963											
Finance (£)	334,772											
ADR Cost (£)	0											
Total Dev Costs Inc Finance & ADR Costs (£)	11,464,099											
Gross Residual Value inc land less finance (£)	2,035,912											
Total Developer/Contractor Return (£)	2,302,672											
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	-266,760											

Previous		Next		Summary Report 1				Print this report							
Site Name		LEDB2 HL BLV 2.35% AH						Land and Developer Returns Assumptions							
Site Information								Land & associated costs included in cashflow							
Description								Developer & contractor returns excluded from cashflow							
Date	05/08/2023	Updated		Compiled by	TM	Reference	LEDB2								
Summary Details		Net Area		12.88	hectares	Dwellings	450.00	NIA (Exc garages & circ space)	43,519.6	Garages	4,494.7	Circ space	-	Total GIA (inc circ space & garages)	46,014.3
		Gross Area		21.00	hectares	Market	292.50		30,886.5		4,494.7				35,381.2
		Net to Gross %		61.33%		Affordable	157.50		12,633.1		-				12,633.1
		Density		34.94	per net ha	% Affordable	35.00%								
Scheme Revenue															
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units		450.00	270.00	-	22.50	-	82.69	-	-	-	35.44	39.38			
Total NIA exc garages & circ space (sq m)		43,519.6	28,119.0	-	2,767.5	-	6,569.5	-	-	-	2,872.2	3,191.3			
Garages (sq m)		4,494.7	4,022.2	-	472.5	-	-	-	-	-	-	-			
Total NIA inc garages exc circ space (sq m)		48,014.3	32,141.2	-	3,240.0	-	6,569.5	-	-	-	2,872.2	3,191.3			
Tenure Split (by %)			60.00%		5.00%		18.38%				7.88%	8.75%			
Sales Revenue (£)		140,930,733	106,514,914	-	11,007,455	-	7,330,247	-	-	-	7,615,950	8,462,167			
Average Revenue per unit (£)		313,179	394,500	-	489,220	-	88,650	-	-	-	214,912	214,912			
Average Revenue (£ per sq m) GIA		3,238	3,788	-	3,977	-	1,116	-	-	-	2,652	2,652			
Capital Contributions (£)															
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-			
Total Revenue (£)		140,930,733													
Scheme Development Costs (£)															
Land (£)		8,631,000	411,000 per gross ha												
SDLT at prevailing rate (£)		421,050													
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		151,043													
Land & associated fees Total (£)		9,203,093	438,243 per gross ha												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)		63,959,984	41,404,121	-	4,218,986	-	9,545,498	-	-	-	4,164,337	4,627,041			
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-			
Total GIA inc circ space & garages (sq m)		43,520	28,119	-	2,768	-	6,570	-	-	-	2,872	3,191			
Total Contingency - % Build Costs (£)		-													
Total Build Cost (£)		63,959,984	41,404,121	-	4,218,986	-	9,545,498	-	-	-	4,164,337	4,627,041			
Policy & Infrastructure Costs (£)															
Total Site Infrastructure Costs		10,125,511													
Biodiversity (20%)		537,300													
Part M4(2)		630,000													
Part M4(3) House		326,250													
Part M4(3) Flat		-													
S106		967,500													
Phosphate Mitigation		-													
Part S (EV Charging)		389,250													
Recycling Bins		60,750													
Sprinklers (RES 10 only)		-													
First Homes Admin Fees		5,906													
s106 Education		4,348,839													
Community Facility		340,000													
Crossing		800,000													
Health		360,000													
Total Policy & Infrastructure Costs (£)		18,891,106													
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		3,525,671	3,195,447	-	330,224	-	-	-	-	-	-	-			
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		312,928													
Professional Fees Total (£)		4,068,328	2,484,247	-	483,868	-	572,730	-	-	-	249,860	277,622			
CIL (£)		-													
Total Development Costs (£)		99,961,110													
Development Period															
Development Period		7 Years													
Debit Interest Rate		8.00%													
Credit Interest Rate		0.00%													
Annual Discount Rate		0.00%													
Revenue and Capital Contributions (£)		140,930,733													
Land & associated Fees - inc in interest calc (£)		9,203,093													
Development Costs (£)		90,758,017													
Finance (£)		3,472,124													
ADR Cost (£)		0													
Total Dev Costs inc Finance & ADR Costs (£)		103,433,234													
Gross Residual Value inc land less finance (£)		37,497,499													
Total Developer/Contractor Return (£)		22,309,403													
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		15,188,096													

Previous		New		Summary Report 1				Print this report							
Site Name	LEO2 Kington Leominster GF BLV1 10% AH							Land and Developer Returns Assumptions							
Site Information								Land & associated costs included in cashflow							
Description								Developer & contractor returns excluded from cashflow							
Date	05/08/2023	Updated		Compiled by	TM	Reference	LEO2								
Summary Details															
	Net Area	5.70	hectares			Dwellings	190.00	NIA (Exc garages & circ space)	19,726.2	Garages	2,730.0	Circ space	-	Total GIA (inc circ space & garages)	22,456.2
	Gross Area	8.70	hectares		Market		180.00		18,924.1		2,730.0		-		21,654.1
	Net to Gross %	65.52%			Affordable		10.00		802.1		-		-		802.1
	Density	33.33	per net ha		% Affordable		5.26%								
Scheme Revenue															
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
	Total No of Units	190.00	170.00	-	10.00	-	5.25	-	-	-	2.25	2.50			
	Total NIA exc garages & circ space (sq m)	19,726.2	17,894.1	-	1,230.0	-	417.1	-	-	-	182.4	202.6			
	Garages (sq m)	2,730.0	2,520.0	-	210.0	-	-	-	-	-	-	-			
	Total NIA inc garages exc circ space (sq m)	22,456.2	20,214.1	-	1,440.0	-	417.1	-	-	-	182.4	202.6			
	Tenure Split (by %)		89.47%		5.26%		2.76%				1.18%	1.32%			
	Sales Revenue (£)	55,554,086	50,622,677	-	3,694,982	-	465,413	-	-	-	365,217	405,797			
	Average Revenue per unit (£)	292,390	297,780	-	369,498	-	88,650	-	-	-	162,319	162,319			
	Average Revenue (£ per sq m) GIA	2,816	2,861	-	3,004	-	1,116	-	-	-	2,003	2,003			
Capital Contributions (£)															
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
		0	-	-	-	-	-	-	-	-	-	-			
	Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-			
	Total Revenue (£)	55,554,086													
Scheme Development Costs (£)															
	Land (£)	2,363,800	274,000	per gross ha											
	SDLT at prevailing rate (£)	108,690													
	Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	41,717													
	Land & associated fees Total (£)	2,534,207	291,288	per gross ha											
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
	Build Cost (£) (inc garages)	30,250,978	27,089,947	-	1,949,728	-	630,538	-	-	-	275,099	305,666			
	Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
	Total GIA inc circ space & garages (sq m)	19,726	17,894	-	1,230	-	417	-	-	-	182	203			
	Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-			
	Total Build Cost (£)	30,250,978	27,089,947	-	1,949,728	-	630,538	-	-	-	275,099	305,666			
Policy & Infrastructure Costs (£)															
	Total Site Infrastructure Costs	3,463,285													
	Biodiversity (20%)	226,860													
	Part M4(2)	266,000													
	Part M4(3) House	137,750													
	Part M4(3) Flat	-													
	S106	408,500													
	Phosphate Mitigation	479,370													
	Part S (EV Charging)	164,350													
	Recycling Bins	25,650													
	Sprinklers (RES 10 only)	-													
	First Homes Admin charge	375													
	Education s106	2,030,898													
	Health	152,000													
	Total Policy & Infrastructure Costs (£)	7,355,038													
	Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	1,629,530	1,518,680	-	110,849	-									
	Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	15,924					2,625				1,125	12,174			
	Professional Fees Total (£)	1,922,082	1,625,397	-	224,007	-	37,832				16,506	18,340			
	CIL (£)	-													
	Total Development Costs (£)	43,707,759													
Development Period															
	Development Period	4 Years													
	Debit Interest Rate	8.00%													
	Credit Interest Rate	0.00%													
	Annual Discount Rate	0.00%													
Summary															
	Revenue and Capital Contributions (£)	55,554,086													
	Land & associated Fees - inc in interest calc (£)	2,534,207													
	Development Costs (£)	41,173,552													
	Finance (£)	1,294,714													
	ADR Cost (£)	0													
	Total Dev Costs inc Finance & ADR Costs (£)	45,002,473													
	Gross Residual Value inc land less finance (£)	10,551,613													
	Total Developer/Contractor Return (£)	9,596,008													
	Residual Value inc land less finance (£) less Dev & Cont Returns (£)	955,605													

Previous		New		Summary Report 1				Print this report				
Site Name	ROSS3 RBR GF BLV2 35% AH						Land and Developer Returns Assumptions					
Site Information							Land & associated costs included in cashflow					
Description							Developer & contractor returns excluded from cashflow					
Date	04/07/2023	Updated		Compiled by	TM	Reference	ROSS3					
Summary Details												
	Net Area	28.80	hectares			Dwellings	N/A (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
	Gross Area	50.00	hectares	Market		1,000.00	95,741.9	9,653.5	-	105,395.4		
	Net to Gross %	57.60%		Affordable		650.00	67,668.4	9,653.5	-	77,321.9		
	Density	34.72	per net ha	% Affordable		350.00	28,073.5	-	-	28,073.5		
						35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
	Total No of Units	1,000.00	600.00	-	50.00	-	183.75	-	-	-	78.75	87.50
	Total NIA exc garages & circ space (sq m)	95,741.9	61,518.4	-	6,150.0	-	14,598.9	-	-	-	6,382.7	7,091.9
	Garages (sq m)	9,653.5	8,603.5	-	1,050.0	-	-	-	-	-	-	-
	Total NIA inc garages exc circ space (sq m)	105,395.4	70,121.9	-	7,200.0	-	14,598.9	-	-	-	6,382.7	7,091.9
	Tenure Split (by %)		60.00%		5.00%		18.38%				7.88%	8.75%
	Sales Revenue (£)	284,585,804	213,222,688	-	22,381,695	-	16,289,438	-	-	-	15,485,676	17,206,307
	Average Revenue per unit (£)	284,586	355,371	-	447,634	-	88,650	-	-	-	196,644	196,644
	Average Revenue (£ per sq m) GIA	2,972	3,466	-	3,639	-	1,116	-	-	-	2,426	2,426
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
	Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-
	Total Revenue (£)	284,585,804										
Scheme Development Costs (£)												
	Land (£)	20,550,000	411,000	per gross ha								
	SDLT at prevailing rate (£)	1,017,000										
	Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	359,625										
	Land & associated fees Total (£)	21,926,625	438,533	per gross ha								
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
	Build Cost (£) (inc garages)	141,324,013	91,199,872	-	9,375,525	-	21,212,219	-	-	-	9,254,083	10,282,314
	Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
	Total GIA inc circ space & garages (sq m)	95,742	61,518	-	6,150	-	14,599	-	-	-	6,383	7,092
	Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
	Total Build Cost (£)	141,324,013	91,199,872	-	9,375,525	-	21,212,219	-	-	-	9,254,083	10,282,314
Policy & Infrastructure Costs (£)												
	Total Site Infrastructure Costs	22,350,410										
	Biodiversity (20%)	1,194,000										
	Part M4(2)	1,000,000										
	Part M4(3) House	725,000										
	Part M4(3) Flat	-										
	S106	2,150,000										
	Phosphate Mitigation	-										
	Part S(EV Charging)	865,000										
	Recycling Bins	135,000										
	Sprinklers (RES 10 only)	-										
	First Homes Admin charge	13,125										
	Community Facility	340,000										
	Provisional allowance roundabout arm	750,000										
	S106 Education	9,203,239										
	Health	800,000										
	Total Policy & Infrastructure Costs (£)	39,955,774										
	Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	7,068,131	6,396,681	-	671,451	-						
	Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	647,439					91,875				39,375	516,189
	Professional Fees Total (£)	8,992,172	5,471,992	-	1,075,263	-	1,272,733				555,245	616,939
	CIL (£)	-										
	Total Development Costs (£)	219,914,155										
Development Period												
	Development Period	10 Years										
	Debit Interest Rate	8.00%										
	Credit Interest Rate	0.00%										
	Annual Discount Rate	0.00%										
	Revenue and Capital Contributions (£)	284,585,804										
	Land & associated Fees - inc in interest calc (£)	21,926,625										
	Development Costs (£)	197,987,530										
	Finance (£)	5,935,213										
	ADR Cost (£)	0										
	Total Dev Costs inc Finance & ADR Costs (£)	225,849,368										
	Gross Residual Value inc land less finance (£)	58,736,436										
	Total Developer/Contractor Return (£)	44,857,905										
	Residual Value inc land less finance (£) less Dev & Cont Returns (£)	13,878,531										

Specialist housing testing

Summary Report 1										Print this report		
Site Name	Res10 Hereford Ledbury BLV1 Brownfield 0% AH							Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	06/07/2023	Updated		Compiled by	TM	Reference	Res10					
Summary Details								Dwellings	NIA (inc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.10 hectares			Market		15.00	870.0	-	153.5	1,023.5		
Gross Area	0.10 hectares			Affordable		-	-	-	-	-		
Net to Gross %	100.00%			% Affordable		0.00%						
Density	150.00 per net ha											
Scheme Revenue												
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes	
Total No of Units	15.00	15.00	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)	870.0	870.0	-	-	-	-	-	-	-	-	-	
Garages (sq m)	-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)	870.0	870.0	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)	100.00%											
Sales Revenue (£)	3,282,496	3,282,496	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)	218,833	218,833	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA	3,773	3,773	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)												
	0	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)	3,282,496											
Scheme Development Costs (£)												
Land (£)	95,150	95,150 per gross ha										
SDLT at prevailing rate (£)	-											
Agent's Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	1,685											
Land & associated fees Total (£)	96,835	968,150 per gross ha										
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes	
Build Cost (£) (inc garages)	1,919,375	1,919,375	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)	1,024	1,024	-	-	-	-	-	-	-	-	-	
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)	1,919,375	1,919,375	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs	145,295											
Biodiversity	4,020											
Part M4(2)	21,000											
Part M4(3) House	-											
Part M4(3) Flat	7,500											
S106	48,000											
Phosphate Mitigation	37,845											
Part S (EV Charging)	12,975											
Recycling Bins	2,025											
Sprinklers (RES 10 only)	22,500											
First homes Admin	-											
	-											
	-											
	-											
Total Policy & Infrastructure Costs (£)	301,160											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)	98,475	98,475	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-	
Professional Fees Total (£)	153,550	153,550	-	-	-	-	-	-	-	-	-	
CIL (£)	-	-	-	-	-	-	-	-	-	-	-	
Total Development Costs (£)	2,569,375											
Financial Assumptions												
Development Period	2 Years											
Debt Interest Rate	8.00%											
Credit Interest Rate	0.00%											
Annual Discount Rate	0.00%											
Revenue and Capital Contributions (£)	3,282,496											
Land & associated Fees - inc in interest calc (£)	96,835											
Development Costs (£)	2,472,560											
Finance (£)	29,899											
ADR Cost (£)	0											
Total Dev Costs inc Finance & ADR Costs (£)	2,569,274											
Gross Residual Value inc land less finance (£)	683,222											
Total Developer/Contractor Return (£)	574,437											
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	108,785											

Previous		Next		Summary Report 1				Print this report						
Site Name	Res11 Premium Value Area GF 0%AH							Land and Developer Returns Assumptions						
Site Information								Land & associated costs included in cashflow						
Description								Developer & contractor returns excluded from cashflow						
Date	09/07/2023	Updated		Complied by	TM	Reference	Res11							
Summary Details								Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
Net Area	0.15 hectares				3.00	540.0	63.0	-	603.0					
Gross Area	0.15 hectares			Market	3.00	540.0	63.0	-	603.0					
Net to Gross %	100.00%			Affordable	-	-	-	-	-					
Density	20.00 per net ha			% Affordable	0.00%	-	-	-	-					
Scheme Revenue														
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Total No of Units	3.00	3.00	-	-	-	-	-	-	-	-	-	-	-	
Total NIA exc garages & circ space (sq m)	540.0	540.0	-	-	-	-	-	-	-	-	-	-	-	
Garages (sq m)	63.0	63.0	-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)	603.0	603.0	-	-	-	-	-	-	-	-	-	-	-	
Tenure Split (by %)	100.00%													
Sales Revenue (£)	2,268,000	2,268,000	-	-	-	-	-	-	-	-	-	-	-	
Average Revenue per unit (£)	756,000	756,000	-	-	-	-	-	-	-	-	-	-	-	
Average Revenue (£ per sq m) GIA	4,200	4,200	-	-	-	-	-	-	-	-	-	-	-	
Capital Contributions (£)														
	0	-	-	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	-	-	
	0	-	-	-	-	-	-	-	-	-	-	-	-	
Total Capital contributions (£)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (£)	2,268,000													
Scheme Development Costs (£)														
Land (£)	156,000	1,040,000	per gross flt											
SDLT at prevailing rate (£)	-													
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	2,730													
Land & associated fees Total (£)	158,730	1,058,200	per gross flt											
	Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes			
Build Cost (£) (inc garages)	1,216,500	1,216,500	-	-	-	-	-	-	-	-	-	-	-	
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)	540	540	-	-	-	-	-	-	-	-	-	-	-	
Total Contingency - % Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Build Cost (£)	1,216,500	1,216,500	-	-	-	-	-	-	-	-	-	-	-	
Policy & Infrastructure Costs (£)														
Total Site Infrastructure Costs	95,040													
Biodiversity	3,009													
Part M4(2)	-													
Part M4(3) House	-													
Part M4(3) Flat	-													
SI06	9,800													
Phosphate Mitigation	7,500													
Part S(EV Charging)	2,595													
Recycling Bins	405													
Sprinklers (RES 10 only)	-													
First Homes Admin	-													
	-													
	-													
Total Policy & Infrastructure Costs (£)	118,218													
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)	68,040	68,040	-	-	-	-	-	-	-	-	-	-	-	
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Professional Fees Total (£)	121,650	121,650	-	-	-	-	-	-	-	-	-	-	-	
CIL (£)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Development Costs (£)	1,683,138													
Financial Assumptions														
Development Period	1 Year													
Debt Interest Rate	8.00%													
Credit Interest Rate	0.00%													
Annual Discount Rate	0.00%													
Revenue and Capital Contributions (£)	2,268,000													
Land & associated Fees - inc in interest calc (£)	158,730													
Development Costs (£)	1,524,408													
Finance (£)	37,746													
ADR Cost (£)	0													
Total Dev Costs inc Finance & ADR Costs (£)	1,720,884													
Gross Residual Value inc land less finance (£)	547,116													
Total Developer/Contractor Return (£)	396,900													
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	150,216													

Summary Report 1												
Previous		Next		Print this report								
Site Name		OP1a Herefordshire BLV1 Greenfield 0% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	12/07/2023	Updated		Complied by	TM	Reference	OP1a					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		40.00	2,500.0	-	833.3	3,333.3				
Gross Area		0.50 hectares		Market	40.00	2,500.0	-	833.3	3,333.3			
Net to Gross %		100.00%		Affordable	-	-	-	-	-			
Density		80.00 per net ha		% Affordable	0.00%	-	-	-	-			
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		40.00	40.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		2,500.0	2,500.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,500.0	2,500.0	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%		-	-	-	-	-	-	-	-	-
Sales Revenue (£)		10,006,850	10,006,850	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		250,171	250,171	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,003	4,003	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		0	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		10,006,850										
Scheme Development Costs (£)												
Land (£)		260,000	520,000 per gross flt									
SDLT at prevailing rate (£)		2,500										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,550										
Land & associated fees Total (£)		267,050	534,100 per gross flt									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		6,711,467	6,711,467	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		3,333	3,333	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (%)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		6,711,467	6,711,467	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		510,858										
Biodiversity		40,120										
Part M4(2)		56,000										
Part M4(3) House		-										
Part M4(3) Flat		20,000										
S106		128,000										
Phosphate Mitigation		100,000										
Part S(EV Charging)		34,800										
Recycling Bins		5,400										
Sprinklers (RES10 and OP)		-										
Voids		100,000										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,001,136										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)		800,411	600,411	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		536,917	536,917	-	-	-	-	-	-	-	-	-
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		9,116,961										
Development Period: 4 Years												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		10,006,850										
Land & associated Fees - inc in interest calc (£)		267,050										
Development Costs (£)		8,849,931										
Finance (£)		1,245,539										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		10,362,520										
Gross Residual Value inc land less finance (£)		-356,670										
Total Developer/Contractor Return (£)		1,751,199										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-2,106,869										

Summary Report 1												
Previous		Next		Print this report								
Site Name		OPT1b Herefordshire BLV2 Brownfield 0% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	12/07/2023	Updated		Complied by	TM	Reference	OP1b					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		40.00	2,500.0	-	833.3	3,333.3				
Gross Area		0.50 hectares		Market	40.00	2,500.0	-	833.3	3,333.3			
Net to Gross %		100.00%		Affordable	-	-	-	-	-			
Density		80.00 per net ha		% Affordable	0.00%	-	-	-	-			
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		40.00	40.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		2,500.0	2,500.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,500.0	2,500.0	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%		-	-	-	-	-	-	-	-	-
Sales Revenue (£)		10,006,850	10,006,850	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		250,171	250,171	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,003	4,003	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		0	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		10,006,850										
Scheme Development Costs (£)												
Land (£)		475,750	951,500 per gross ha									
SDLT at prevailing rate (£)		13,288										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		8,326										
Land & associated fees Total (£)		497,364	994,728 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		6,711,467	6,711,467	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		3,333	3,333	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		6,711,467	6,711,467	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		510,956										
Biodiversity		10,720										
Part M4(2)		56,000										
Part M4(3) House		-										
Part M4(3) Flat		20,000										
S106		126,000										
Phosphate Mitigation		100,000										
Part S(EV Charging)		34,600										
Recycling Bins		5,400										
Sprinklers (RES 10)		-										
Voids		100,000										
		-										
		-										
Total Policy & Infrastructure Costs (£)		971,736										
Sales & Marketing Costs & Legal Fees Total (MKI Hsq)		600,411	600,411	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (AIF Hsq)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		536,917	536,917	-	-	-	-	-	-	-	-	-
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		9,317,695										
Development Period: 4 Years												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		10,006,850										
Land & associated Fees - inc in interest calc (£)		497,364										
Development Costs (£)		8,820,531										
Finance (£)		1,318,707										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		10,636,602										
Gross Residual Value inc land less finance (£)		-629,752										
Total Developer/Contractor Return (£)		1,751,199										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-2,380,951										

Summary Report 1												
Previous		Next		Print this report								
Site Name		OP2a Herefordshire BLV1 Greenfield 0% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	12/07/2023	Updated		Complied by	TM	Reference	OP2a					
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		50.00	3,625.0	-	1,951.9	5,576.9				
Gross Area		0.50 hectares		Market	50.00	3,625.0	-	1,951.9	5,576.9			
Net to Gross %		100.00%		Affordable	-	-	-	-	-			
Density		100.00 per net ha		% Affordable	-	-	-	-	-			
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		50.00	50.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		3,625.0	3,625.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		3,625.0	3,625.0	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%										
Sales Revenue (£)		15,635,703	15,635,703	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		312,714	312,714	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,313	4,313	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-										
Total Revenue (£)		15,635,703										
Scheme Development Costs (£)												
Land (£)		260,000	520,000 per gross ha									
SDLT at prevailing rate (£)		2,500										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,550										
Land & associated fees Total (£)		267,050	534,100 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		11,093,415	11,093,415	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		5,577	5,577	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		11,093,415	11,093,415	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		663,468										
Biodiversity		50,150										
Part M4(2)		70,000										
Part M4(3) House		-										
Part M4(3) Flat		20,000										
S106		160,000										
Phosphate Mitigation		128,150										
Part S(EV Charging)		43,250										
Recycling Bins		6,750										
Sprinklers (RES 10)		-										
Voids		100,000										
		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,439,768										
Sales & Marketing Costs & Legal Fees Total (MKI Hsq)		938,142	938,142	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (AIF Hsq)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		687,473	687,473	-	-	-	-	-	-	-	-	-
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		14,625,649										
Development Period		4 Years										
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		15,635,703										
Land & associated Fees - inc in interest calc (£)		267,050										
Development Costs (£)		14,358,799										
Finance (£)		1,893,369										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		16,519,216										
Gross Residual Value inc land less finance (£)		-883,515										
Total Developer/Contractor Return (£)		2,736,248										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-3,619,763										

Summary Report 1												
Previous		Next		Print this report								
Site Name		OP2b Herefordshire BLV1 Greenfield 0% AH						Land and Developer Returns Assumptions				
Site Information								Land & associated costs included in cashflow				
Description								Developer & contractor returns excluded from cashflow				
Date	12/07/2023	Updated	Complied by	TM	Reference	OP2b						
Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)				
Net Area		0.50 hectares		50.00	3,625.0	-	1,951.9	5,576.9				
Gross Area		0.50 hectares		Market	50.00	3,625.0	-	1,951.9	5,576.9			
Net to Gross %		100.00%		Affordable	-	-	-	-				
Density		100.00 per net ha		% Affordable	-0.00%							
Scheme Revenue												
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Total No of Units		50.00	50.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		3,625.0	3,625.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		3,625.0	3,625.0	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%										
Sales Revenue (£)		15,635,703	15,635,703	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		312,714	312,714	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,313	4,313	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
Total Capital contributions (£)		-	-	-	-	-	-	-	-	-	-	-
Total Revenue (£)		15,635,703										
Scheme Development Costs (£)												
Land (£)		475,750	951,500 per gross ha									
SDLT at prevailing rate (£)		13,288										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		8,326										
Land & associated fees Total (£)		497,364	994,728 per gross ha									
		Total	Market Sale	Not Selected	Custom Build	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	First Homes
Build Cost (£) (inc garages)		11,093,415	11,093,415	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		5,577	5,577	-	-	-	-	-	-	-	-	-
Total Contingency - % Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total Build Cost (£)		11,093,415	11,093,415	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		663,468										
Biodiversity		13,400										
Part M4(2)		70,000										
Part M4(3) House		-										
Part M4(3) Flat		20,000										
S106		160,000										
Phosphate Mitigation		128,150										
Part S(EV Charging)		43,250										
Recycling Bins		6,750										
Sprinklers (RES 10)		-										
Voids		100,000										
		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,403,018										
Sales & Marketing Costs & Legal Fees Total (MKI Hsg)		938,142	938,142	-	-	-	-	-	-	-	-	-
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-	-	-	-	-	-	-	-	-	-	-
Professional Fees Total (£)		687,473	687,473	-	-	-	-	-	-	-	-	-
CIL (£)		-	-	-	-	-	-	-	-	-	-	-
Total Development Costs (£)		14,619,415										
Development Period: 4 Years												
Debt Interest Rate		8.00%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		15,635,703										
Land & associated Fees - inc in interest calc (£)		497,364										
Development Costs (£)		14,322,049										
Finance (£)		1,964,628										
ADR Cost (£)		0										
Total Dev Costs inc Finance & ADR Costs (£)		16,784,041										
Gross Residual Value inc land less finance (£)		-1,148,338										
Total Developer/Contractor Return (£)		2,736,248										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-3,894,586										

Non residential testing summaries

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	£ 95,000		£ 5,700,000	
	Less purchaser costs	7.00	% of yield x rent		
	Gross Development Value				£ 5,327,103
SITE BENCHMARK					
	Benchmark per ha	£550,000			
	Site benchmark			£137,500	
	SDLT			£0	
	Agents and legal	1.75%		£2,406	
	Total site costs				£ 139,906
SCHEME COSTS					
	Build costs	£ 1,998	per sq m	£ 5,994,000	
	Building standards	0.00%	of base build costs	£ -	
	External costs	10%	of base build costs	£ 599,400	
	Total construction costs				£ 6,593,400
	Professional fees&contingency	8.00%	of construction costs	£ 527,472	
	Sales and lettings costs	3%	of GDV	£ -	
	Planning obligations			£ -	
	Electric Vehicle Charging			£ 5,824	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 3,583	
	Total 'other costs'				£ 536,879
	Finance costs	8.0%	Interest rate		
	Build period	18	Months		
	Finance costs for 100% of construction and other costs			£ 872,422	
	Void finance period (in months)	6	Months	£ 290,807	
	Total finance costs				£ 1,163,230
	Developer return	15.0%	Scheme value		£ 799,065
	Total scheme costs				£ 9,232,480
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 3,905,377
		Equivalent per hectare			-£ 15,621,509
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 3,905,377
	Headroom per sq m				NONE

Student accomodation with a mix of studios and cluster flat rooms					
	Size of unit (GIA)	1,301	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	1301	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	1235.64045	sq m		Key results
	Rooms	40		GEA	Gross external area
	Floors	3		GIA	Gross internal area
	Site area	0.05	Hectares	NIA	Net internal area
SCHEME REVENUE					
	Capital value per room	£ 66,200		£ 2,648,000	
	Less purchaser costs	6.80	% of yield x rent		
	Gross Development Value				£ 2,479,401
SITE BENCHMARK					
	Benchmark per ha	£550,000			
	Site benchmark			£26,495	
	SDLT			£0	
	Agents and legal	1.75%		£464	
	Total site costs				£ 26,959
SCHEME COSTS					
	Build costs	£ 2,106	per sq m	£ 2,739,220	
	Building standards	2.50%	of base build costs	£ 68,480	
	External costs	10%	of base build costs	£ 273,922	
	Total construction costs				£ 3,081,622
	Professional fees	8.00%	of construction costs	£ 246,530	
	Sales and lettings costs	3%	of GDV	£ 74,382	
	Planning obligations			£ 12,000	
	Other policy costs			£ 890	
	Total 'other costs'				£ 333,802
	Finance costs	6.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 206,543	
	Void finance period (in months)	0	Months	£ -	
	Total finance costs				£ 206,543
	Developer return	10.0%	Scheme value		£ 247,940
	Total scheme costs				£ 3,896,866
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 1,417,465
		Equivalent per hectare			-£ 29,424,398
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 1,417,465
	Headroom per sq m				NONE

Student accomodation with a mix of studios and cluster flat rooms					
	Size of unit (GIA)	3,252 sq m			
	Ratio of GEA to GIA	100.0%			User input cells
	GEA	3252 sq m			Produced by model
	NIA as % of GIA	95%			Key results
	NIA	3089.10112 sq m		GEA	Gross external area
	Rooms	100		GIA	Gross internal area
	Floors	5		NIA	Net internal area
	Site area	0.09 Hectares			
SCHEME REVENUE					
	Capital value per room	£ 66,200		£ 6,620,000	
	Less purchaser costs	6.80 % of yield x rent			
	Gross Development Value				£ 6,198,502
SITE BENCHMARK					
	Benchmark per ha	£550,000			
	Site benchmark			£47,691	
	SDLT			£0	
	Agents and legal	1.75%		£835	
	Total site costs				£ 48,526
SCHEME COSTS					
	Build costs	£ 2,106 per sq m		£ 6,848,049	
	Building standards	2.50% of base build costs		£ 171,201	
	External costs	10% of base build costs		£ 684,805	
	Total construction costs				£ 7,704,056
	Professional fees	8.00% of construction costs		£ 616,324	
	Sales and lettings costs	3% of GDV		£ 185,955	
	Planning obligations			£ 30,000	
	Other policy costs			£ 83,504	
	Total 'other costs'				£ 915,783
	Finance costs	6.0% Interest rate			
	Build period	18 Months			
	Finance costs for 100% of construction and other costs			£ 780,153	
	Void finance period (in months)	0 Months		£ -	
	Total finance costs				£ 780,153
	Developer return	10.0% Scheme value			£ 619,850
	Total scheme costs				£ 10,068,368
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 3,869,866
		Equivalent per hectare			-£ 44,629,157
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 3,869,866
	Headroom per sq m				NONE

Student accomodation with a mix of studios and cluster flat rooms					
	Size of unit (GIA)	8,129	sq m		
	Ratio of GEA to GIA	100.0%			User input cells
	GEA	8129	sq m		Produced by model
	NIA as % of GIA	95%			Key results
	NIA	7722.75281	sq m	GEA	Gross external area
	Rooms	250		GIA	Gross internal area
	Floors	6		NIA	Net internal area
	Site area	0.27	Hectares		
SCHEME REVENUE					
	Capital value per room	£ 66,200		£ 16,550,000	
	Less purchaser costs	6.80	% of yield x rent		
	Gross Development Value				£ 15,496,255
SITE BENCHMARK					
	Benchmark per ha	£550,000			
	Site benchmark			£149,036	
	SDLT			£0	
	Agents and legal	1.75%		£2,608	
	Total site costs				£ 151,644
SCHEME COSTS					
	Build costs	£ 2,106	per sq m	£ 17,120,124	
	Building standards	2.50%	of base build costs	£ 428,003	
	External costs	10%	of base build costs	£ 1,712,012	
	Total construction costs				£ 19,260,139
	Professional fees	8.00%	of construction costs	£ 1,540,811	
	Sales and lettings costs	3%	of GDV	£ 464,888	
	Planning obligations			£ 75,000	
	Other policy costs			£ 167,589	
	Total 'other costs'				£ 2,248,288
	Finance costs	6.0%	Interest rate		
	Build period	24	Months		
	Finance costs for 100% of construction and other costs			£ 2,599,208	
	Void finance period (in months)	0	Months	£ -	
	Total finance costs				£ 2,599,208
	Developer return	10.0%	Scheme value		£ 1,549,625
	Total scheme costs				£ 25,808,905
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 10,312,650
		Equivalent per hectare			-£ 38,057,741
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 10,312,650
	Headroom per sq m				NONE

Non-residential Testing

Non residential viability assessment model					
Office town/city centre					
	Size of unit (GIA)	2000	sq m		
	Ratio of GEA to GIA	100.0%			User input cells
	GEA	2000	sq m		Produced by model
	NIA as % of GIA	80%			Key results
	NIA	1600	sq m	GEA	Gross external area
	Rooms			GIA	Gross internal area
	Floors	4		NIA	Net internal area
	Site coverage	80%			
	Site area	0.06	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£95	
	Yield			7.75%	
	Gross scheme value			£ 1,965,599	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 1,840,448
SITE BENCHMARK					
	Benchmark per ha	£1,038,000			
	Site benchmark			£64,875	
	SDLT			£0	
	Agents and legal	1.75%		£1,135	
	Total site costs				£ 66,010
SCHEME COSTS					
	Build costs	£ 2,092	per sq m	£ 4,184,000	
	Building standards	0.77%	of base build costs	£ 32,217	
	External costs	10%	of base build costs	£ 418,400	
	Total construction costs				£ 4,634,617
	Professional fees&contingency	8.00%	of construction costs	£ 370,769	
	Sales and lettings costs	3%	of GDV	£ 55,213	
	Planning obligations			£ -	
	Electric Vehicle Charging			£ 4,556	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 896	
	Total 'other costs'				£ 431,435
	Finance costs	8.0%	Interest rate		
	Build period	14	Months		
	Finance costs for 100% of construction and other costs			£ 478,992	
	Void finance period (in months)	6	Months	£ 205,282	
	Total finance costs				£ 684,275
	Developer return	15.0%	Scheme value		£ 276,067
	Total scheme costs				£ 6,092,404
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 4,251,956
		Equivalent per hectare			-£ 68,031,293
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 4,251,956
	Headroom per sq m				NONE

Non residential viability assessment model					
Out of Centre Office					
	Size of unit (GIA)	1500	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	1500	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	1425	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	2		GIA	Gross internal area
	Site coverage	40%		NIA	Net internal area
	Site area	0.19	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£167	
	Yield			7.75%	
	Gross scheme value			£ 3,078,597	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 2,882,581
SITE BENCHMARK					
	Benchmark per ha	£600,000			
	Site benchmark			£112,500	
	SDLT			£0	
	Agents and legal	1.75%		£1,969	
	Total site costs				£ 114,469
SCHEME COSTS					
	Build costs	£ 2,121	per sq m	£ 3,181,500	
	Building standards	0.77%	of base build costs	£ 24,498	
	External costs	10%	of base build costs	£ 318,150	
	Total construction costs				£ 3,524,148
	Professional fees&contingency	8.00%	of construction costs	£ 281,932	
	Sales and lettings costs	3%	of GDV	£ 86,477	
	Planning obligations			£ 25,000	
	Electric Vehicle Charging			£ 11,160	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 2,687	
	Total 'other costs'				£ 407,256
	Finance costs	8.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 323,670	
	Void finance period (in months)	6	Months	£ 161,835	
	Total finance costs				£ 485,505
	Developer return	15.0%	Scheme value		£ 432,387
	Total scheme costs				£ 4,963,764
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 2,081,183
		Equivalent per hectare			-£ 11,099,643
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 2,081,183
	Headroom per sq m				NONE

Non residential viability assessment model					
Smaller industrial/warehouse					
	Size of unit (GIA)	1600	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	1600	sq m		
	NIA as % of GIA	95%			
	NIA	1520	sq m	GEA	Gross external area
	Rooms			GIA	Gross internal area
	Floors	1		NIA	Net internal area
	Site coverage	40%			
	Site area	0.40	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£72	
	Yield			8.99%	
	Gross scheme value			£ 1,224,673	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 1,146,697
SITE BENCHMARK					
	Benchmark per ha	£600,000			
	Site benchmark			£240,000	
	SDLT			£1,800	
	Agents and legal	1.75%		£4,200	
	Total site costs				£ 246,000
SCHEME COSTS					
	Build costs	£ 1,256	per sq m	£ 2,009,600	
	Building standards	0.40%	of base build costs	£ 8,038	
	External costs	10%	of base build costs	£ 200,960	
	Total construction costs				£ 2,218,598
	Professional fees&contingency	8.00%	of construction costs	£ 177,488	
	Sales and lettings costs	3%	of GDV	£ 34,401	
	Planning obligations			£ 25,000	
	Electric Vehicle Charging			£ 5,957	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 5,733	
	Total 'other costs'				£ 248,579
	Finance costs	8.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 217,054	
	Void finance period (in months)	6	Months	£ 108,527	
	Total finance costs				£ 325,581
	Developer return	15.0%	Scheme value		£ 172,005
	Total scheme costs				£ 3,210,763
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 2,064,066
		Equivalent per hectare			-£ 5,160,165
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 2,064,066
	Headroom per sq m				NONE

Non residential viability assessment model					
Larger industrial/warehouse					
	Size of unit (GIA)	5000	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	5000	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	4750	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	1		GIA	Gross internal area
	Site coverage	40%		NIA	Net internal area
	Site area	1.25	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£60	
	Yield			8.99%	
	Gross scheme value			£ 3,196,836	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 2,993,292
SITE BENCHMARK					
	Benchmark per ha	£600,000			
	Site benchmark			£750,000	
	SDLT			£27,000	
	Agents and legal	1.75%		£13,125	
	Total site costs				£ 790,125
SCHEME COSTS					
	Build costs	£ 917	per sq m	£ 4,585,000	
	Building standards	0.40%	of base build costs	£ 18,340	
	External costs	10%	of base build costs	£ 458,500	
	Total construction costs				£ 5,061,840
	Professional fees&contingency	8.00%	of construction costs	£ 404,947	
	Sales and lettings costs	3%	of GDV	£ 89,799	
	Planning obligations			£ 25,000	
	Electric Vehicle Charging			£ 5,423	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 17,916	
	Total 'other costs'				£ 543,086
	Finance costs	8.0%	Interest rate		
	Build period	18	Months		
	Finance costs for 100% of construction and other costs			£ 767,406	
	Void finance period (in months)	6	Months	£ 255,802	
	Total finance costs				£ 1,023,208
	Developer return	15.0%	Scheme value		£ 448,994
	Total scheme costs				£ 7,867,252
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 4,873,960
		Equivalent per hectare			-£ 3,899,168
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 4,873,960
	Headroom per sq m				NONE

Non residential viability assessment model					
Retail - Convenience					
	Size of unit (GIA)	300	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	300	sq m		
	NIA as % of GIA	95%			
	NIA	285	sq m	GEA	Gross external area
	Rooms			GIA	Gross internal area
	Floors	1		NIA	Net internal area
	Site coverage	90%			
	Site area	0.03	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£204	
	Yield			5.75%	
	Gross scheme value			£ 1,011,982	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 947,548
SITE BENCHMARK					
	Benchmark per ha	£1,038,000			
	Site benchmark			£34,600	
	SDLT			£0	
	Agents and legal	1.75%		£606	
	Total site costs				£ 35,206
SCHEME COSTS					
	Build costs	£ 1,796	per sq m	£ 538,800	
	Building standards	1.76%	of base build costs	£ 9,483	
	External costs	10%	of base build costs	£ 53,880	
	Total construction costs				£ 602,163
	Professional fees&contingency	8.00%	of construction costs	£ 48,173	
	Sales and lettings costs	3%	of GDV	£ 28,426	
	Planning obligations			£ -	
	Electric Vehicle Charging			£ -	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 478	
	Total 'other costs'				£ 77,077
	Finance costs	8.0%	Interest rate		
	Build period	9	Months		
	Finance costs for 100% of construction and other costs			£ 42,867	
	Void finance period (in months)	6	Months	£ 28,578	
	Total finance costs				£ 71,445
	Developer return	15.0%	Scheme value		£ 142,132
	Total scheme costs				£ 928,022
RESIDUAL VALUE					
	Residual value	For the scheme			£ 19,526
		Equivalent per hectare			£ 585,776
					Go to next stage
Potential for CIL					
	Total potential scheme headroom				£ 19,526
	Headroom per sq m				£ 65

Non residential viability assessment model					
Retail - Supermarket					
	Size of unit (GIA)	1100	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	1100	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	1045	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	1		GIA	Gross internal area
	Site coverage	35%		NIA	Net internal area
	Site area	0.31	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£185	
	Yield			4.35%	
	Gross scheme value			£ 4,455,528	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 4,171,843
SITE BENCHMARK					
	Benchmark per ha	£600,000			
	Site benchmark			£188,571	
	SDLT			£771	
	Agents and legal	1.75%		£3,300	
	Total site costs				£ 192,643
SCHEME COSTS					
	Build costs	£ 1,765	per sq m	£ 1,941,500	
	Building standards	1.76%	of base build costs	£ 34,170	
	External costs	10%	of base build costs	£ 194,150	
	Total construction costs				£ 2,169,820
	Professional fees&contingency	8.00%	of construction costs	£ 173,586	
	Sales and lettings costs	3%	of GDV	£ 125,155	
	Planning obligations			£ 250,000	
	Electric Vehicle Charging			£ 9,892	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 4,505	
	Total 'other costs'				£ 563,138
	Finance costs	8.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 234,048	
	Void finance period (in months)	6	Months	£ 117,024	
	Total finance costs				£ 351,072
	Developer return	15.0%	Scheme value		£ 625,776
	Total scheme costs				£ 3,902,450
RESIDUAL VALUE					
	Residual value	For the scheme			£ 269,393
		Equivalent per hectare			£ 857,160
					Go to next stage
Potential for CIL					
	Total potential scheme headroom				£ 269,393
	Headroom per sq m				£ 245

Non residential viability assessment model					
Retail - High Street					
	Size of unit (GIA)	200	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	200	sq m		
	NIA as % of GIA	95%			
	NIA	190	sq m	GEA	Gross external area
	Rooms			GIA	Gross internal area
	Floors	2		NIA	Net internal area
	Site coverage	100%			
	Site area	0.01	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£167	
	Yield			7.57%	
	Gross scheme value			£ 420,143	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 393,392
SITE BENCHMARK					
	Benchmark per ha	£1,038,000			
	Site benchmark			£10,380	
	SDLT			£0	
	Agents and legal	1.75%		£182	
	Total site costs				£ 10,562
SCHEME COSTS					
	Build costs	£ 1,797	per sq m	£ 359,400	
	Building standards	1.76%	of base build costs	£ 6,325	
	External costs	10%	of base build costs	£ 35,940	
	Total construction costs				£ 401,665
	Professional fees&contingency	8.00%	of construction costs	£ 32,133	
	Sales and lettings costs	3%	of GDV	£ 11,802	
	Planning obligations			£ -	
	Electric Vehicle Charging			£ -	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 143	
	Total 'other costs'				£ 44,078
	Finance costs	8.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 36,504	
	Void finance period (in months)	6	Months	£ 18,252	
	Total finance costs				£ 54,757
	Developer return	15.0%	Scheme value		£ 59,009
	Total scheme costs				£ 570,071
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 176,679
		Equivalent per hectare			-£ 17,667,887
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 176,679
	Headroom per sq m				NONE

Non residential viability assessment model					
Retail - Out of centre					
	Size of unit (GIA)	1000	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	1000	sq m		User input cells
	NIA as % of GIA	95%			Produced by model
	NIA	950	sq m		Key results
	Rooms			GEA	Gross external area
	Floors	1		GIA	Gross internal area
	Site coverage	40%		NIA	Net internal area
	Site area	0.25	Hectares		
SCHEME REVENUE					
	Headline annual rent (in £s per sq m)			£214	
	Yield			6.83%	
	Gross scheme value			£ 2,974,632	
	Less purchaser costs	6.80%			
	Gross Development Value				£ 2,785,236
SITE BENCHMARK					
	Benchmark per ha	£600,000			
	Site benchmark			£150,000	
	SDLT			£0	
	Agents and legal	1.75%		£2,625	
	Total site costs				£ 152,625
SCHEME COSTS					
	Build costs	£ 1,115	per sq m	£ 1,115,000	
	Building standards	1.76%	of base build costs	£ 19,624	
	External costs	10%	of base build costs	£ 111,500	
	Total construction costs				£ 1,246,124
	Professional fees&contingency	8.00%	of construction costs	£ 99,690	
	Sales and lettings costs	3%	of GDV	£ 83,557	
	Planning obligations			£ 250,000	
	Electric Vehicle Charging			£ 9,359	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 3,583	
	Total 'other costs'				£ 446,189
	Finance costs	8.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 147,595	
	Void finance period (in months)	6	Months	£ 73,798	
	Total finance costs				£ 221,393
	Developer return	15.0%	Scheme value		£ 417,785
	Total scheme costs				£ 2,484,116
RESIDUAL VALUE					
	Residual value	For the scheme			£ 301,120
		Equivalent per hectare			£ 1,204,480
					Go to next stage
Potential for CIL					
	Total potential scheme headroom				£ 301,120
	Headroom per sq m				£ 301

Non residential viability assessment model					
Budget hotel 70 beds					
	Size of unit (GIA)	2800	sq m		
	Ratio of GEA to GIA	100.0%			
	GEA	2800	sq m		
	NIA as % of GIA	95%			
	NIA	2660	sq m	GEA	Gross external area
	Rooms	70		GIA	Gross internal area
	Floors	3		NIA	Net internal area
	Site coverage	50%			
	Site area	0.19	Hectares		
SCHEME REVENUE					
	Capital value per room	£ 93,000		£ 6,510,000	
	Less purchaser costs	5.50	% of yield x rent		
	Gross Development Value				£ 6,170,616
SITE BENCHMARK					
	Benchmark per ha	£600,000			
	Site benchmark			£112,000	
	SDLT			£0	
	Agents and legal	1.75%		£1,960	
	Total site costs				£ 113,960
SCHEME COSTS					
	Build costs	£ 1,539	per sq m	£ 4,309,200	
	Building standards	0.77%	of base build costs	£ 33,181	
	External costs	10%	of base build costs	£ 430,920	
	Total construction costs				£ 4,773,301
	Professional fees&contingency	8.00%	of construction costs	£ 381,864	
	Sales and lettings costs	3%	of GDV	£ -	
	Planning obligations			£ 25,000	
	Electric Vehicle Charging			£ 6,157	
	Urban Greening (per ha)	£0		£ -	
	Habitats Mitigation per unit	£0		£ -	
	Biodiversity Net Gain	£14,333		£ 2,675	
	Total 'other costs'				£ 415,697
	Finance costs	8.0%	Interest rate		
	Build period	12	Months		
	Finance costs for 100% of construction and other costs			£ 424,237	
	Void finance period (in months)	6	Months	£ 212,118	
	Total finance costs				£ 636,355
	Developer return	15.0%	Scheme value		
	Total scheme costs				£ 6,864,905
RESIDUAL VALUE					
	Residual value	For the scheme			-£ 694,289
		Equivalent per hectare			-£ 3,719,403
			Not viable		
Potential for CIL					
	Total potential scheme headroom				-£ 694,289
	Headroom per sq m				NONE

Appendix K 20% BNG – illustrative impacts

Tables illustrate the potential impact of additional costs of £190/dwelling for the increase from 10% to 20% BNG, with allowance for finance charges (£250/dwelling in total).

Hereford & Ledbury medium schemes typology testing at 35% affordable housing with 20% BNG allowance

Typology	Description (GF: greenfield, BF: brownfield)	Dwgs	BLV 1 Scheme Headroom (£/typology)	BLV 1 Scheme Headroom (£/typology) with 20% BNG	BLV 2 Scheme Headroom (£/typology)	BLV 2 Scheme Headroom (£/typology) with 20% BNG	BLV 3 Scheme Headroom (£/typology)	BLV 3 Scheme Headroom (£/typology) with 20% BNG
RES3a	GF medium housing scheme	15	562,755	£559,005	£412,878	£409,128	263,001	£259,251
RES3b	BF medium housing scheme	15	557,066	£553,316	£528,244	£524,494	499,421	£495,671
RES4a	GF medium housing scheme	25	882,017	£875,767	£606,243	£599,993	329,993	£323,743
RES4b	BF medium housing scheme	25	869,364	£863,114	£816,331	£810,081	763,297	£757,047
RES5a	GF medium housing scheme	50	2,316,720	£2,304,220	£2,008,723	£1,996,223	1,700,725	£1,688,225
RES5b	BF medium housing scheme	50	1,949,863	£1,937,363	£1,857,014	£1,844,514	1,764,164	£1,751,664
RES6	GF medium housing scheme	80	4,197,488	£4,177,488	£3,684,159	£3,664,159	3,145,697	£3,125,697

Kington & Leominster medium schemes typology testing at 15% affordable housing with 20% BNG allowance

Typology	Description	Dwgs						
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	(GF: greenfield, BF: brownfield)		BLV 1 Scheme Headroom (£/typology)	BLV 1 Scheme Headroom (£/typology) with 20% BNG	BLV 2 Scheme Headroom (£/typology)	BLV 2 Scheme Headroom (£/typology) with 20% BNG	BLV 3 Scheme Headroom (£/typology)	BLV 3 Scheme Headroom (£/typology) with 20% BNG
RES3(ii)a	GF medium housing scheme	15	26,176	£22,426	n/a	n/a	n/a	n/a
RES3(ii)b	BF medium housing scheme	15	20,487	£16,737	n/a	n/a	n/a	n/a
RES4a(i)	GF medium housing scheme	25	-11,343	-£17,593	n/a	n/a	n/a	n/a
RES4b(i)	BF medium housing scheme	25	-24,242	-£30,492	n/a	n/a	n/a	n/a
RES5(ii)a	GF medium housing scheme	50	149,300	£136,800	n/a	n/a	n/a	n/a
RES5(ii)b	BF medium housing scheme	50	-217,557	-£230,057	n/a	n/a	n/a	n/a
RES6(i)	GF medium housing scheme	80	638,223	£618,223	n/a	n/a	n/a	n/a

Bromyard, Ross-on-Wye & Rural medium schemes typology testing at 35% affordable housing with 20% BNG allowance

Typology	Description (GF: greenfield, BF: brownfield)	Dwgs	BLV 1 Scheme Headroom (£/typology)	BLV 1 Scheme Headroom (£/typology) with 20% BNG	BLV 2 Scheme Headroom (£/typology)	BLV 2 Scheme Headroom (£/typology) with 20% BNG	BLV 3 Scheme Headroom (£/typology)	BLV 3 Scheme Headroom (£/typology) with 20% BNG
RES3a	GF medium housing scheme	15	257,071	£253,321	£101,194	£97,444	-42,683	-£46,433
RES3b	BF medium housing scheme	15	251,382	£247,632	£222,560	£218,810	193,737	£189,987
RES4a	GF medium housing scheme	25	375,566	£369,316	£95,371	£89,121	-185,760	-£192,010
RES4b	BF medium housing scheme	25	362,913	£356,663	£309,540	£303,290	255,476	£249,226
RES5a	GF medium housing scheme	50	1,294,628	£1,282,128	£986,631	£974,131	678,633	£666,133
RES5b	BF medium housing scheme	50	927,771	£915,271	£834,922	£822,422	742,072	£729,572
RES6	GF medium housing scheme	80	2,533,140	£2,513,140	£1,978,744	£1,958,744	1,424,350	£1,404,350

Appendix L Setting new CIL rates

Context

- 1 In coming to a view over an appropriate CIL charge the council will need to consider what an examiner will be concerned about when reviewing the proposed charges and supporting evidence. The Examiner will consider whether the schedule is compliant in legal terms with the 2008 Act and 2010 Regulations (as amended) and whether it is reasonable, viable and consistent with national guidance in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). To fulfil relevant legislative requirements the charging schedule should set an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the economic viability of development across the county.
- 2 There is no prescribed approach to setting a CIL rate and the preferred method varies across councils that have implemented CIL. As per best practice the council will need to be informed by the evidence on CIL headroom but does not have to follow prescriptively the results of the testing. A judgement needs to be made based on a range of factors that are bespoke to Herefordshire and ultimately the balance between funding infrastructure and delivering the plan. Therefore, there are a number of considerations for the council:
 - The data on values shows that Herefordshire has a mix of values both geographically and for different development types, therefore a one size fits all approach to CIL may not be appropriate.
 - Ensuring planned delivery and windfall homes come forward should be a consideration for the council in setting an appropriate CIL rate.
 - Simplicity of charging zones – the guidance suggests that CIL should be easily understandable and minimise the need for multiple charging zones and development types. However, as described there are some localised differences as well some variances around development type – therefore in reaching simplicity, these should be minimised and suitable buffers should be in place to account for differences in residential schemes.
 - Market shock - the contributions that could be sought from development based on the viability tests are in excess of those that the council has traditionally collected through s106. A large step change could potentially have an effect on future delivery, when the CIL is in place.
 - Market shock – there are some uncertainties across the wider economy at time of writing and whilst economic cycles are expected, the CIL needs to be set with a reasonable buffer to allow for changes
 - Market shock – whilst neighbouring CIL rates are not a factor in viability (as they are based on the individual circumstances of the that authority in terms of market, policy and delivery; as well as the prevailing regulations and guidance at the time of their examination), they do offer a local benchmark in terms of what developers will already be familiar with in terms of making judgments when purchasing land.
 - Delivery of local plan objectives – one of the key objectives of the plan is delivery of key infrastructure projects and affordable housing, therefore the council will need to carefully consider as to what impact the setting of a CIL rate may have on these objectives.
 - Strategic allocations - the council need to consider whether addition of CIL on top of a full burden of s106 mitigation on strategic sites would put at risk the delivery of the plan, especially if there is uncertainty regarding the future s106 package, which could be higher than that which is tested.

- Environmental mitigation – mitigation requirements vary both in terms of what is required and also as to what sites it will apply. Whilst typologies have considered the potential cost impacts of mitigation, these are fluid and could go up or down over different periods, however the council should also be mindful when setting rates as to whether this form of policy requirement should require an adjustment to land value and how much development is affected.
- Policy requirements – there is potential to changes at both local and national policy that could increase mitigation costs in the future – in particular open space and recreation and future homes standards have been highlighted
- Buffer – whilst there is no method prescribed to setting the CIL rate, guidance does suggest that the rate should not be at the margin of viability. In other words the CIL rate should not generally be set the same as the total headroom available – a buffer should be incorporated. The buffers used in other CIL studies have varied, but generally fall around 30-50%.
- Reasonableness – some councils (and Examiners) have come to a view that a CIL rate which is set at no more than 5% of GDV is generally acceptable and unlikely to put development at risk whether a site is viable or not and at 1-2% of GDV is de minimus²³.

Options for introducing CIL rates

- 3 Many authorities across England have implemented CIL, although the rates do vary considerably due to a range of factors including implementation dates and local plan and national policy requirements. Therefore a comparison is not necessarily helpful in coming to a view about appropriate rates for Herefordshire. However, the council should be mindful of what surrounding authorities are charging as local developers in particular will be ‘used’ to those rates, especially when it comes to taking them into account when purchasing land for development.
- 4 The surrounding local authority charging rates are as follows:

Current rates from surrounding areas (as of March 2024)

Local comparison CIL rates

Local authority	Adoption date	2024 CIL rates (range) ²⁴
Malvern Hills	2017	Residential £53/sq. m PBSA £133/sq. m Retail £80/sq. m All other development - £0/sq. m
Tewkesbury	2019	1-10 dwellings – 123/sq. m 11-449 dwellings – £237/sq. m Allocations/large sites - £41/sq. m

²³ E.g. Planning Inspectorate, 2012, Report on the examination of the draft mayoral community infrastructure levy charging schedule Para 48 ...” 1% is within the margin of error for most valuations and cannot be said to generally represent an intolerable burden.” See also Planning Inspectorate, 2019, Chiltern District Council and South Bucks District Council CIL examination report.

²⁴ Please note that rates have been rounded and that some authorities do have £0 residential rates for specific locations as well as those stated.

		All other development - £0/sq. m
Monmouthshire	No CIL in place	-
Powys	No CIL in place	-
Shropshire	2012	Residential towns/urban £68/sq. m Residential rural - £136/sq. m All other development - £0/sq. m

5 The Local Plan viability testing provides the opportunity for the council to consider potential rates, taking into account the viability evidence, consultation responses and their view of risk. These options will consider the rates that could apply to the:

- Generic sites within value area zones 1, 2 and 3
- Strategic allocation
- Flats
- Non-standard residential development types
- Non-residential development
- All other forms of development

Residential rates

6 In coming to a view about potential residential rates the council will need to be mindful of its delivery strategy and risk. For example, a strategy reliant on strategic site allocations, where there is a likelihood of a greater cost base, longer development cycle and potentially higher s106 requirements may need to be treated differently to smaller windfall development even if the headline viability is similar.

7 The Draft Local Plan (Reg18) June 2023 document suggests the following distribution of sites, although it is acknowledged that these figures may change for the publication version of the plan.

Future supply (at June 2023)

Location	Total	(1) Strategic allocations	(2) Non-strategic allocations and other non windfall future supply	(3) Future windfall supply	Built or committed (NB these are included within figures (1) – (3))
VA Zone 1					
Hereford	5,000 (29% supply)	61% - 3,050 (sites of 900, 350, 1,000, 800 homes)	30% - 1482	9% - 468	1,069 (21%)

Ledbury	1,700 (10% supply)	26% - 450 (site of 450 homes)	70% - 1,196	3% - 54	1,143 (67%)
VA Zone 2					
Kington	150 (1% supply)	33% - 50 (site of 50 homes)	33% - 49	34% - 51	24 (16%)
Leominster	2,100 (12% supply)	71% - 1,500 (site of 1,500 homes)	22% - 445	7% - 155	650 (31%)
VA Zone 3					
Bromyard	750 (4% supply)	67% - 500 (site of 500 homes)	23% - 170	10% - 80	94 (13%)
Ross-on-Wye	2,000 (12% supply)	60% - 1197 (sites of 97, 1,100 homes)	36% - 721	4% - 82	812 (41%)
Rural	5,320 (31% supply)	6% - 290 (sites of 50, 50, 50, 50, 50, 40 homes)	75% - 4,010	19% - 1,020	2,885 (54%)
Total	17,020	41% - 7,037	47% - 8,073	11% - 1,910	39% - 6,677

- 8 The figures in the table above suggest that overall nearly 40% of future supply is unlikely to be impacted by CIL as it is already built or committed. Future supply is reliant on the delivery of strategic allocations and whilst there is more identified supply for non strategic allocations and other supply it is noted that a significant proportion of this sources is already built or committed. In respect of planned development VA Zone 1 makes the biggest contribution to future supply and in particular the strategic allocations. VA Zone 3 is the next largest contributor although just under half of its supply is already build or committed. The least amount of supply is from VA Zone 2 but 2/3 of this is from one large strategic allocation at Leominster.
- 9 In terms of the development strategy, the council therefore should consider carefully setting rates for strategic allocation, particularly those in Hereford and Ledbury.

10 **Generic residential rate setting** - to assist the council in considering potential rate changes one approach is to review weighted averages. The weighted average headroom²⁵ for each value area zone has been calculated and is presented in the following table. The benchmark land values are informed by the local plan viability testing and analysis which found that for:

- VA Zone 1 & Zone 3 with benchmark land value 2 was viable with policy costs including affordable housing at 35% and;
- VA Zone 2 with benchmark land value 1 was marginally viable with policy costs including affordable housing at 15%.

Weighted average headroom/CIL rate

Typology	Total GDV (£)	Total CIL liable floorspace (sq m)	Total scheme headroom (£)	Total scheme headroom CIL (£/sq m)	50% buffer CIL rate (£/sq m)	5% GDV CIL rate (£/sq m)
VA Zone 1	£552,203,704	139054	£78,471,125	£564	£282 (7% GDV)	£199
VA Zone 2	£80,412,935	30208	£613,972	£20	£10 (0.4% GDV)	£133
VA Zone 3	£512,243,687	140295	£40,902,880	£292	£146 (4% GDV)	£183

11 On the basis of a weighted average across all the VA Zone 1 typologies using a 50% buffer would result in a CIL rate that was significantly higher than surrounding rates and exceed the 5% ‘test’ as a proportion of GDV (at 7%). The weighted average results suggest a maximum CIL rate of £199/sq m. In terms of VA Zone 2 there is marginal viability and therefore limited scope for CIL regardless of percentage of GDV. For VA Zone 3 the results do suggest potential for CIL with a 50% buffer suggesting a rate of maximum rate of £146/sq. m, which would also meet the percentage of GDV ‘test’ as it would be at 4%. However, these potential rates need to be considered within the context of different sizes of development and the degree of risk that the authority wishes to consider in terms of delivery. This is considered further in the next section.

12 The next tables set out the headroom available for each typology in VA Zones 1 - 3 and a 50% buffer, the weighted CIL rate as a proportion of GDV for each typology, potential CIL rates at 5% GDV and the impact of potential CIL rates range on risk.

²⁵ A weighted average derived CIL rate simply adds up the total GDV, total headroom and total CIL liable floorspace and uses those total divided by each other to arrive at potential £/sq m CIL rates

Typology headroom available for CIL and CIL rate options – Value Area Zone 1 (Hereford & Ledbury)

Typology	Total GDV (£)	Total scheme headroom CIL (£/sq m)	50% buffer CIL rate (£/sq m)	% GDV with weighted average CIL rate £199/sq m	5% of GDV expressed as £/sq m CIL	% GDV with CIL rate £100/sq m	% GDV with CIL rate £80/sq m	% GDV with CIL rate £60/sq m
RES1a	£1,185,208	£457	£228	6.0%	£166	3.0%	2.4%	1.8%
RES1b	£1,185,208	£517	£258	6.0%	£166	3.0%	2.4%	1.8%
RES2a	£3,160,556	£536	£268	6.0%	£166	3.0%	2.4%	1.8%
RES2b	£3,160,556	£596	£298	6.0%	£166	3.0%	2.4%	1.8%
RES3a	£4,632,206	£355	£178	5.0%	£199	2.5%	2.0%	1.5%
RES3b	£4,632,206	£454	£227	5.0%	£199	2.5%	2.0%	1.5%
RES4a	£7,720,343	£313	£156	5.0%	£199	2.5%	2.0%	1.5%
RES4b	£7,720,343	£421	£211	5.0%	£199	2.5%	2.0%	1.5%
RES5a	£15,440,687	£518	£259	5.0%	£199	2.5%	2.0%	1.5%
RES5b	£15,440,687	£479	£240	5.0%	£199	2.5%	2.0%	1.5%
RES6	£24,705,099	£594	£297	5.0%	£199	2.5%	2.0%	1.5%
RES7	£46,322,060	£600	£300	5.0%	£199	2.5%	2.0%	1.5%
RES8	£108,084,808	£572	£286	5.0%	£199	2.5%	2.0%	1.5%
RES9	£308,813,736	£576	£288	5.0%	£199	2.5%	2.0%	1.5%

Typology headroom available for CIL and CIL rate options – Value Area Zone 2 (Kington & Leominster)

Typology	Total GDV (£)	Total scheme headroom CIL (£/sq m)	50% buffer CIL rate (£/sq m)	% GDV with weighted average CIL rate £10/sq.m	5% of GDV expressed as £/sq. m CIL	% GDV with CIL rate £100/sq.m	% GDV with CIL rate £80/sq.m	% GDV with CIL rate £60/sq.m
RES1a	£1,032,964	£18	£9	0.4%	£123	4.1%	3.3%	2.4%
RES1b	£1,032,964	£21	£11	0.4%	£123	4.1%	3.3%	2.4%
RES2a	£2,754,571	£8	£4	0.4%	£123	4.1%	3.3%	2.4%

Typology	Total GDV (£)	Total scheme headroom CIL (£/sq m)	50% buffer CIL rate (£/sq m)	% GDV with weighted average CIL rate £10/sq.m	5% of GDV expressed as £/sq. m CIL	% GDV with CIL rate £100/sq.m	% GDV with CIL rate £80/sq.m	% GDV with CIL rate £60/sq.m
RES2b	£2,754,571	£6	£3	0.4%	£123	4.1%	3.3%	2.4%
RES3a	£4,471,153	£16	£8	0.4%	£134	3.7%	3.0%	2.2%
RES3b	£4,471,153	£12	£6	0.4%	£134	3.7%	3.0%	2.2%
RES4a	£7,451,922	£-4	£-2	0.4%	£134	3.7%	3.0%	2.2%
RES4b	£7,451,922	£-9	£-4	0.4%	£134	3.7%	3.0%	2.2%
RES5	£13,608,810	£29	£15	0.4%	£134	3.7%	3.0%	2.2%
RES5	£13,608,810	£-43	£-21	0.4%	£134	3.7%	3.0%	2.2%
RES6	£21,774,096	£79	£39	0.4%	£134	3.7%	3.0%	2.2%

Typology headroom available for CIL and CIL rate options – Value Area Zone 3 (Bromyard, Ross-on-Wye & Rural)

Typology	Total GDV (£)	Total scheme headroom CIL (£/sq m)	50% buffer CIL rate (£/sq m)	% GDV with weighted average CIL rate £199/sq m	5% of GDV expressed as £/sq m CIL	% GDV with CIL rate £100/sq m	% GDV with CIL rate £80/sq m	% GDV with CIL rate £60/sq m
RES1a	£1,084,459	£233	£117	4.8%	£152	3.3%	2.6%	2.0%
RES1b	£1,084,459	£293	£146	4.8%	£152	3.3%	2.6%	2.0%
RES2a	£2,891,892	£312	£156	4.8%	£152	3.3%	2.6%	2.0%
RES2b	£2,891,892	£372	£186	4.8%	£152	3.3%	2.6%	2.0%
RES2a(i)	£2,271,581	£-11	£-6	4.0%	£183	2.7%	2.2%	1.6%
RES2b(i)	£2,271,581	£81	£41	4.0%	£183	2.7%	2.2%	1.6%
RES3a	£4,259,214	£92	£46	4.0%	£183	2.7%	2.2%	1.6%
RES3b	£4,259,214	£191	£96	4.0%	£183	2.7%	2.2%	1.6%
RES4a	£7,098,691	£49	£25	4.0%	£183	2.7%	2.2%	1.6%
RES4b	£7,098,691	£160	£80	4.0%	£183	2.7%	2.2%	1.6%
RES5a	£14,197,381	£255	£127	4.0%	£183	2.7%	2.2%	1.6%

Typology	Total GDV (£)	Total scheme headroom CIL (£/sq m)	50% buffer CIL rate (£/sq m)	% GDV with weighted average CIL rate £199/sq m	5% of GDV expressed as £/sq m CIL	% GDV with CIL rate £100/sq m	% GDV with CIL rate £80/sq m	% GDV with CIL rate £60/sq m
RES5b	£14,197,381	£215	£108	4.0%	£183	2.7%	2.2%	1.6%
RES6	£22,715,810	£319	£160	4.0%	£183	2.7%	2.2%	1.6%
RES7	£42,592,144	£326	£163	4.0%	£183	2.7%	2.2%	1.6%
RES8	£99,381,669	£296	£148	4.0%	£183	2.7%	2.2%	1.6%
RES9	£283,947,627	£305	£153	4.0%	£183	2.7%	2.2%	1.6%

- 13 In VA Zone 1 the weighted average '5%' GDV rate of £199/sq m is both above the 50% buffer and/or higher than 5% of GDV for individual schemes across a few of the typologies within this zone and therefore is considered too high for a CIL rate. With a 50% buffer in place CIL rates could range from £156/sq. m to £300/sq m, which is a wide spectrum from which to select an appropriate rate.
- 14 The results in VA Zone 1 suggest that on an individual typology basis all the sites would be viable at CIL rates of between £60 and £100/ sq m and be able to show either at least a 50% buffer or a CIL return that is 3% or less of GDV. The 3% of GDV target is provided as given CIL is new for Herefordshire, it is recognised that at this stage a cautious approach is required. The council have a choice as to where within that range to set the CIL rate. They should consider their future housing supply being promoted in the draft Local Plan, which in **VA Zone 1** we understand is more reliant on strategic allocations (see separate consideration of strategic allocations below). They should also consider in setting the CIL rate that those typologies that represent supply that is most important to the delivery of the current and future plan have sufficient buffer to deal with changing market conditions since the base date of the work and in moving forward over the potential lifetime of the CIL rate and Local Plan. Therefore given all these factors a CIL of **£100/sq. m** for VA Zone 1 is considered reasonable.
- 15 For **VA Zone 2** it is clear from the results that the headroom is marginal across most typologies and therefore is recommended that the council consider a CIL of **£0/sq. m**.
- 16 In VA Zone 3 the weighted average '50%' buffer rate of £146/sq m is above the 50% buffer for individual schemes across a number of the typologies within this zone and therefore is considered too high for a CIL rate in many circumstances. With a 50% buffer in place CIL rates could range from £0/sq m to £186/sq m, which like VA Zone 1, is a wide spectrum from which to select an appropriate rate.
- 17 In **VA Zone 3** the viability results suggest a lower rate than from VA Zone 1 if the same principles are applied. There is a wide range of CIL rates that could be used within Zone 2 but for the majority of typologies a rate of **£80/sq m** would seem reasonable in that this would be comfortably within the 3% of GDV test and exceed the 50% buffer in all but 4 cases. The lower rate than in VA Zone 3 reflects the lower values in this zone and like VA Zone 1, whilst the council are not overly reliant on supply from this zone there is a need to still balance collection of CIL against other plan objectives such as affordable housing.

Strategic allocations

- 18 The strategic allocations have a wide range of requirements identified within the draft Local Plan policy, so in a Herefordshire context it is important to consider these specifically when setting a CIL rate. The CIL rates

tested and discussed below only relate to the standard residential development in these locations (for other uses please see the relevant section below).

- 19 The following table below illustrates the total potential CIL headroom and the headroom with a 50% buffer for the 5 strategic allocated sites. This is expressed on a £/market sq m basis.
- 20 The assessment of potential CIL rates for these strategic allocations mirrors the generic typologies and is therefore based on BLV2 for strategic allocations in VA Zone 1 & 3 and BLV1 for VA Zone 2. For strategic sites it is expected that there may be adjustment to land values to reflect constraints associated with the sites and therefore the potential CIL rates could also be considered at the BLV1 for VA Zone 1 & 3 but for the purpose of this report the more conservative middle BLV is used. The higher BLV3 is not part of this CIL consideration as it is reasonable to expect that large sites with various policy and other constraints would expect to have lower land values.

Strategic allocated sites headroom available for CIL and CIL rate options

Typology	Total GDV (£)	Total scheme headroom CIL (£/sq m)	50% buffer CIL rate (£/sq m)	5% of GDV expressed as £/sq. m CIL	% GDV with CIL rate £100/sq.m	% GDV with CIL rate £80/sq.m	% GDV with CIL rate £60/sq.m
HERE5 Homer North	£281,861,466	£540	£270	£219	2.3%	1.8%	1.4%
KING2 Land east of Kingswood Road	£13,500,011	-£55	-£28	£140	3.6%	2.8%	2.1%
LEDB2 Land to the south of Ledbury	£140,930,733	£473	£236	£219	2.3%	1.8%	1.4%
LEOM2 Land to south of primary school	£55,554,086	£47	£24	£137	3.6%	2.9%	2.2%
ROSS2 East of Ross on Wye	£284,585,804	£198	£99	£203	2.5%	2.0%	1.5%

- 21 The potential CIL rates for these 5 allocations reflect the difference in viability between VA Zone 1 & 3 and VA Zone 2. The headroom for Kington in VA Zone 2 is negative and therefore no scope to collect CIL here. For the strategic allocations in Hereford, Ledbury and Ross-on-Wye, and in Leominster the headroom means that there is potential to set a positive CIL, although the scale of the headroom for LEOM2 suggests that a CIL is not appropriate.
- Based on BLV1 the potential CIL rates for **KING2** and **LEOM2** is **£0/sq. m**.
 - Based on BLV2 the potential CIL rates may be up to £219/sq m for **HERE5** and **LEDB2** and £99/sq m for **ROSS3** (based on 50% buffer).

- 22 In setting their rates within the ranges identified above, the council will need to consider the risk to delivery. This might include general considerations around changes to the market since the base date of this work and into the future over the lifetime of the Local Plan and CIL charging Schedule, s106 requirements and any site specific matters.
- 23 All 3 allocations with a potential for CIL are required to provide 35% affordable housing, which is the same as the generic sites in the same value areas. As previously stated, there are a range of policy requirements specific to these strategic allocations. In setting the CIL, the council and others should be mindful of the total package of development contributions and not just those relating to the CIL rate. This is especially important when those with an interest in the CIL rates are seeking to compare with current contributions and other sites that have or are being delivered.
- 24 Mindful of the factors rehearsed above it is considered that a lower target of CIL that does not exceed c1.5% GDV should be considered by the council. Based on the analysis in the table above this suggests that a CIL rate of **£60/sq. m** maybe appropriate for the strategic allocations at **HERE5, LEDB2** and **ROSS3**.

Other forms of residential development including flats, older person flats, rural/local exceptions and PBSA

- 25 **Flatted development** on brownfield sites and **older person housing** are already challenging in respect of viability. Therefore, the council should consider a **CIL of £0/sq m** as it is understood that these form of development forms part of their delivery strategy (in terms of flats).
- 26 It is clear that **care homes and purpose built student accommodation** (PBSA) as tested are not viable on a speculative build basis and this is also evident in most parts of the country. Nonetheless it is possible that this form of development may continue to come forward based on the operator's business model, when seeking operational returns rather than property development values – again a **£0/sq. m** should apply.
- 27 In respect of **exception housing** (whilst not specifically tested) the focus is on delivery of alternative supply of housing whether affordable or directed at a specified market. The council should consider the risk of setting a CIL in terms of delivering the requirements of these particular policies, with few exception sites understood to have been delivered in Herefordshire in the past. Therefore, the council could consider a **£0/sq m** rate for these forms of development.

Non-residential development recommended CIL rates

- 28 The analysis Chapter 6 indicates that the majority of non-residential development types are not able to support CIL. The exceptions are some of the retail typologies although this does not apply to comparison retail in town centre locations.
- 29 Although there is some variance in the potential for CIL, a rate of approximately £80/sq m may be a suitable balance between funding infrastructure and viability. This rate is affordable for all of the three retail typologies being considered and is below 5% of GDV. The rate is within a 50% buffer for larger convenience and out of centre comparison retail; and is close to a 33% buffer for smaller convenience. A single rate of £80/sq m would avoid undue complexity of varying rates and give greater assurances of delivery of these types of uses over the plan period. Table 6.6 below shows the potential CIL for the three viable retail typologies, buffers and the % of GDV.

Potential CIL rates

Typology	Headroom (£/sq m)	GDV (£/sq m)	Potential CIL with 50% buffer (£/sq m)	Potential CIL with 5% GDV (£/sq m)
NR5 Retail convenience (Small local store)	£65	£3,158	£33	£158

Typology	Headroom (£/sq m)	GDV (£/sq m)	Potential CIL with 50% buffer (£/sq m)	Potential CIL with 5% GDV (£/sq m)
NR6 Retail convenience (Supermarket)	£245	£3,793	£122	£190
NR8 Retail comparison (Out of centre / Retail Park)	£301	£2,785	£121	£139

30 It is recommended that there is a CIL rate of £30/sq m applied to convenience retail (below the Sunday trading threshold) and that a higher rate of £120/sq m to larger convenience and out of centre comparison retail. All other non-residential development including town centre retail should have a CIL rate of £0/sq m. These rates are below the 5% of GDV and 50% of headroom levels.

Summary

31 The table below summarises the recommended CIL rates.

Zone and/or use	Recommended CIL rates
Standard residential development in VA Zone 1 Hereford and Ledbury	£100/sq m
Standard residential development in VA Zone 2 Kington and Leominster	£0/sq m
Standard residential development in VA Zone 3 Bromyard, Ross-on-Wye and Rural	£80/sq m
Strategic site allocations HERE5, LEDB2 and ROSS3	£60/sq m
Strategic site allocations KING2 and LEOM2	£0/sq m
Flatted development and PBSA	£0 / sq m
Older persons housing (including 'care/nursing' homes)	£0 / sq m
Small convenience retail (up to Sunday trading threshold)	£30 / sq m
Large convenience retail and comparison retail outside town centres	£120 / sq m
All other development	£0 / sq m