**Appendix A – Residential Viability Testing Summary**

| Typology | Location | Site Type | Scenario | Dwellings | Site Area | Developable Area Assumption | Net Developable Area | Affordable housing | Value Area | Aff 1 | Aff 2 | Aff 3 | Typ 1 | Typ 2 | Typ 3 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Urban** | Greenfield | B1 | 10 | 0.29 ha | 100% | 0.29 | 30%, 20% and 10% affordable | High, Medium and Low value | 10% | 20% | 30% | H | M | L | 9 |
| 2 | **Urban** | Greenfield | B2 | 25 | 0.80 ha | 90% | 0.72 | 30%, 20% and 10% affordable | High, Medium and Low value | 10% | 20% | 30% | H | M | L | 9 |
| 3 | **Urban** | Greenfield | B3 | 50 | 1.79 ha | 80% | 1.43 | 30%, 20% and 10% affordable | High, Medium and Low value | 10% | 20% | 30% | H | M | L | 9 |
| 4 | **Urban** | Brownfield | B4 | 10 | 0.29 ha | 100% | 0.29 | 30%, 20% and 10% affordable | High, Medium and Low value | 10% | 20% | 30% | H | M | L | 9 |
| 5 | **Urban** | Brownfield | B5 | 25 | 0.80 ha | 90% | 0.72 | 30%, 20% and 10% affordable | High, Medium and Low value | 10% | 20% | 30% | H | M | L | 9 |
| 6 | **Urban** | Brownfield | B6 | 50 | 1.79 ha | 80% | 1.43 | 30%, 20% and 10% affordable | High, Medium and Low value | 10% | 20% | 30% | H | M | L | 9 |
| 7 | **Urban** | Brownfield | B7 | 100 | 3.81 ha | 75% | 2.86 | 30%, 20% and 10% affordable | High, Medium and Low value | 10% | 20% | 30% | H | M | L | 9 |
| 8 | **Urban Extension** | Greenfield | B8 | 100 | 4.08 ha | 70% | 2.86 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 9 | **Urban Extension** | Greenfield | B9 | 250 | 11.00 ha | 65% | 7.15 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 10 | **Urban Extension** | Greenfield | B10 | 500 | 23.81 ha | 60% | 14.29 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 11 | **Urban Extension** | Greenfield | B11 | 1,000 | 47.63 ha | 60% | 28.58 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 12 | **Village** | Greenfield | B12 | 10 | 0.29 ha | 100% | 0.29 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 13 | **Village** | Greenfield | B13 | 25 | 0.85 ha | 85% | 0.72 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 14 | **Village** | Greenfield | B14 | 50 | 1.92 ha | 75% | 1.44 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 15 | **Village** | Greenfield | B15 | 100 | 4.08 ha | 70% | 2.86 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |
| 16 | **Village** | Greenfield | B16 | 250 | 11.00 ha | 65% | 7.15 | 30% and 20% affordable | High and Medium value | | 20% | 30% | H | M | | 4 |

[1] Net developable area based on 45% of the gross site area remaining as managed agricultural land and accommodating the relocated Darlington Golf Club in the River Skerne Valley, resulting in an area of 257.14 ha, of which 50% has been assumed to be developable.

[2] Net developable area based on 70 hectares of the gross site area being developed for employment uses, resulting in a gross area for residential development of 108.48 ha.

**Appendix B1-B16 Results of Residential Viability Testing**

**Scenario Bi: Urban – 10 dwellings**

| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
|---|---|---|---|---|---|---|---|---|---|
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres net) | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 |
| **Net Developable %** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Net) | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** |
| No. Dwellings | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 9 | 9 | 9 | 8 | 8 | 8 | 7 | 7 | 7 |
| Social (Rent) | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 |
| Social (Shared Ownership) | | | | 1 | 1 | 1 | 1 | 1 | 1 |
| Private Floor Area | 13,500 | 10,800 | 9,000 | 12,000 | 9,600 | 8,000 | 10,500 | 8,400 | 7,000 |
| | | | | | | | | | |
| Social Floor Area | 900 | 900 | 900 | 1,800 | 1,800 | 1,800 | 2,700 | 2,700 | 2,700 |
| Total Floor Area (sq.ft.) | 14,400 | 11,700 | 9,900 | 13,800 | 11,400 | 9,800 | 13,200 | 11,100 | 9,700 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £3,037,500 | £2,106,000 | £1,485,000 | £2,700,000 | £1,872,000 | £1,320,000 | £2,362,500 | £1,638,000 | £1,155,000 |
| Sales Revenue Social | £91,125 | £78,975 | £66,825 | £217,688 | £188,663 | £159,638 | £308,813 | £267,638 | £226,463 |
| Gross Development Value (GDV) | **£3,128,625** | **£2,184,975** | **£1,551,825** | **£2,917,688** | **£2,060,663** | **£1,479,638** | **£2,671,313** | **£1,905,638** | **£1,381,463** |
| Base Build Cost (including externals and prelims) | (£1,602,720) | (£1,240,200) | (£1,049,400) | (£1,535,940) | (£1,208,400) | (£1,038,800) | (£1,469,160) | (£1,176,600) | (£1,028,200) |
| Contingencies | (£48,082) | (£37,206) | (£31,482) | (£46,078) | (£36,252) | (£31,164) | (£44,075) | (£35,298) | (£30,846) |
| Abnormals | (£80,136) | (£62,010) | (£52,470) | (£76,797) | (£60,420) | (£51,940) | (£73,458) | (£58,830) | (£51,410) |
| Design and Professional Fees | (£128,218) | (£99,216) | (£83,952) | (£122,875) | (£96,672) | (£83,104) | (£117,533) | (£94,128) | (£82,256) |
| Marketing | (£48,082) | (£37,206) | (£31,482) | (£46,078) | (£36,252) | (£31,164) | (£44,075) | (£35,298) | (£30,846) |
| Sales Costs | (£4,500) | (£4,500) | (£4,500) | (£4,000) | (£4,000) | (£4,000) | (£3,500) | (£3,500) | (£3,500) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs - Education | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) |
| S106 Costs -Open Space | | | | | | | | | |
| S106 Costs - off site infrastructure / highways | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£11,590) | (£11,590) | (£11,590) | (£11,590) | (£11,590) | (£11,590) | (£11,590) | (£11,590) | (£11,590) |
| M4(2) | (£10,012) | (£10,012) | (£10,012) | (£10,012) | (£10,012) | (£10,012) | (£10,012) | (£10,012) | (£10,012) |
| M4(3) | (£8,153) | (£8,153) | (£8,153) | (£8,153) | (£8,153) | (£8,153) | (£8,153) | (£8,153) | (£8,153) |
| Total Direct Costs | **(£1,985,492)** | **(£1,554,093)** | **(£1,327,041)** | **(£1,905,524)** | **(£1,515,751)** | **(£1,313,927)** | **(£1,825,555)** | **(£1,477,409)** | **(£1,300,813)** |
| Land Purchase Price @BLV | (£179,148) | (£143,318) | (£107,489) | (£179,148) | (£143,318) | (£107,489) | (£179,148) | (£143,318) | (£107,489) |
| Acquisition Costs | (£10,749) | (£8,599) | (£6,449) | (£10,749) | (£8,599) | (£6,449) | (£10,749) | (£8,599) | (£6,449) |
| Finance Costs | (£39,710) | (£31,082) | (£26,541) | (£38,110) | (£30,315) | (£26,279) | (£36,511) | (£29,548) | (£26,016) |
| Total Finance and Acquisition Costs | **(£229,606)** | **(£182,999)** | **(£140,479)** | **(£228,007)** | **(£182,232)** | **(£140,216)** | **(£226,407)** | **(£181,465)** | **(£139,954)** |
| Developer Profit on GDV | **(£607,500)** | **(£421,200)** | **(£297,000)** | **(£540,000)** | **(£374,400)** | **(£264,000)** | **(£472,500)** | **(£327,600)** | **(£231,000)** |
| Developer profit on affordable | **(£5,468)** | **(£4,739)** | **(£4,010)** | **(£13,061)** | **(£11,320)** | **(£9,578)** | **(£18,529)** | **(£16,058)** | **(£13,588)** |
| Total Cost | **(£2,828,065)** | **(£2,163,030)** | **(£1,768,529)** | **(£2,686,592)** | **(£2,083,703)** | **(£1,727,722)** | **(£2,542,992)** | **(£2,002,532)** | **(£1,685,355)** |
| **Surplus/(Deficit) available for s106 etc** | **£300,560** | **£21,945** | **(£216,704)** | **£231,096** | **(£23,040)** | **(£248,084)** | **£128,321** | **(£96,895)** | **(£303,892)** |
| Shortfall | £0 | £0 | £216,704 | £0 | £23,040 | £248,084 | £0 | £96,895 | £303,892 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 |
| Land (acres non-developable) | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 |

**Scenario B2: Urban – 25 dwellings**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 |
| **Net Developable %** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** |
| No. Dwellings | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 23 | 23 | 23 | 20 | 20 | 20 | 18 | 18 | 18 |
| Social (Rent) | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 |
| Social (Shared Ownership) | | | | 2 | 2 | 2 | 3 | 3 | 3 |
| Private Floor Area | 34,500 | 27,600 | 23,000 | 30,000 | 24,000 | 20,000 | 27,000 | 21,600 | 18,000 |
| | | | | | | | | | |
| Social Floor Area | 1,800 | 1,800 | 1,800 | 4,500 | 4,500 | 4,500 | 6,300 | 6,300 | 6,300 |
| Total Floor Area (sq.ft.) | 36,300 | 29,400 | 24,800 | 34,500 | 28,500 | 24,500 | 33,300 | 27,900 | 24,300 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £7,762,500 | £5,382,000 | £3,795,000 | £6,750,000 | £4,680,000 | £3,300,000 | £6,075,000 | £4,212,000 | £2,970,000 |
| Sales Revenue Social | £182,250 | £157,950 | £133,650 | £526,500 | £456,300 | £386,100 | £744,188 | £644,963 | £545,738 |
| Gross Development Value (GDV) | **£7,944,750** | **£5,539,950** | **£3,928,650** | **£7,276,500** | **£5,136,300** | **£3,686,100** | **£6,819,188** | **£4,856,963** | **£3,515,738** |
| Base Build Cost (including Externals) | (£4,116,420) | (£3,175,200) | (£2,678,400) | (£3,912,300) | (£3,078,000) | (£2,646,000) | (£3,776,220) | (£3,013,200) | (£2,624,400) |
| Contingencies | (£123,493) | (£95,256) | (£80,352) | (£117,369) | (£92,340) | (£79,380) | (£113,287) | (£90,396) | (£78,732) |
| Abnormals | (£205,821) | (£158,760) | (£133,920) | (£195,615) | (£153,900) | (£132,300) | (£188,811) | (£150,660) | (£131,220) |
| Design and Professional Fees | (£329,314) | (£254,016) | (£214,272) | (£312,984) | (£246,240) | (£211,680) | (£302,098) | (£241,056) | (£209,952) |
| Marketing | (£123,493) | (£95,256) | (£80,352) | (£117,369) | (£92,340) | (£79,380) | (£113,287) | (£90,396) | (£78,732) |
| Sales Costs | (£11,250) | (£11,250) | (£11,250) | (£10,000) | (£10,000) | (£10,000) | (£8,750) | (£8,750) | (£8,750) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) |
| M4(2) | (£25,586) | (£25,586) | (£25,586) | (£25,586) | (£25,586) | (£25,586) | (£25,586) | (£25,586) | (£25,586) |
| M4(3) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) |
| Total Direct Costs | **(£5,095,186)** | **(£3,975,135)** | **(£3,383,943)** | **(£4,851,034)** | **(£3,858,217)** | **(£3,344,137)** | **(£4,687,848)** | **(£3,779,855)** | **(£3,317,183)** |
| Land Purchase Price | (£444,780) | (£355,824) | (£266,868) | (£444,780) | (£355,824) | (£266,868) | (£444,780) | (£355,824) | (£266,868) |
| Acquisition Costs | (£26,687) | (£21,349) | (£16,012) | (£26,687) | (£21,349) | (£16,012) | (£26,687) | (£21,349) | (£16,012) |
| Finance Costs | (£101,904) | (£79,503) | (£67,679) | (£97,021) | (£77,164) | (£66,883) | (£93,757) | (£75,597) | (£66,344) |
| Total Finance and Acquisition Costs | **(£573,371)** | **(£456,676)** | **(£350,559)** | **(£568,487)** | **(£454,338)** | **(£349,763)** | **(£565,224)** | **(£452,771)** | **(£349,224)** |
| Developer Profit on GDV | **(£1,552,500)** | **(£1,076,400)** | **(£759,000)** | **(£1,350,000)** | **(£936,000)** | **(£660,000)** | **(£1,215,000)** | **(£842,400)** | **(£594,000)** |
| Developer profit on affordable | **(£10,935)** | **(£9,477)** | **(£8,019)** | **(£31,590)** | **(£27,378)** | **(£23,166)** | **(£44,651)** | **(£38,698)** | **(£32,744)** |
| Total Cost | **(£7,231,992)** | **(£5,517,688)** | **(£4,501,520)** | **(£6,801,111)** | **(£5,275,932)** | **(£4,377,065)** | **(£6,512,723)** | **(£5,113,723)** | **(£4,293,151)** |
| **Surplus/(Deficit) available for s106 etc** | **£712,758** | **£22,262** | **(£572,870)** | **£475,389** | **(£139,632)** | **(£690,965)** | **£306,464** | **(£256,760)** | **(£777,413)** |
| Shorfall | £0 | £0 | £572,870 | £0 | £139,632 | £690,965 | £0 | £256,760 | £777,413 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 |
| Land (acres non-developable) | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B3 – Urban 50 Dwellings**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 |
| **Net Developable %** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** |
| No. Dwellings | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 45 | 45 | 45 | 40 | 40 | 40 | 35 | 35 | 35 |
| Social (Rent) | 3 | 3 | 3 | 6 | 5 | 5 | 8 | 8 | 8 |
| Social (Shared Ownership) | 2 | 2 | 2 | 4 | 5 | 5 | 7 | 7 | 7 |
| Private Floor Area | 67,500 | 54,000 | 45,000 | 60,000 | 48,000 | 40,000 | 52,500 | 42,000 | 35,000 |
| | | | | | | | | | |
| Social Floor Area | 4,500 | 4,500 | 4,500 | 9,000 | 9,000 | 9,000 | 13,500 | 13,500 | 13,500 |
| Total Floor Area (sq.ft.) | 72,000 | 58,500 | 49,500 | 69,000 | 57,000 | 49,000 | 66,000 | 55,500 | 48,500 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £15,187,500 | £10,530,000 | £7,425,000 | £13,500,000 | £9,360,000 | £6,600,000 | £11,812,500 | £8,190,000 | £5,775,000 |
| Sales Revenue Social | £526,500 | £456,300 | £386,100 | £1,053,000 | £943,313 | £798,188 | £1,614,938 | £1,399,613 | £1,184,288 |
| Gross Development Value (GDV) | **£15,714,000** | **£10,986,300** | **£7,811,100** | **£14,553,000** | **£10,303,313** | **£7,398,188** | **£13,427,438** | **£9,589,613** | **£6,959,288** |
| Base Build Cost (including Externals) | (£8,013,600) | (£6,201,000) | (£5,247,000) | (£7,679,700) | (£6,042,000) | (£5,194,000) | (£7,345,800) | (£5,883,000) | (£5,141,000) |
| Contingencies | (£240,408) | (£186,030) | (£157,410) | (£230,391) | (£181,260) | (£155,820) | (£220,374) | (£176,490) | (£154,230) |
| Abnormals | (£400,680) | (£310,050) | (£262,350) | (£383,985) | (£302,100) | (£259,700) | (£367,290) | (£294,150) | (£257,050) |
| Design and Professional Fees | (£641,088) | (£496,080) | (£419,760) | (£614,376) | (£483,360) | (£415,520) | (£587,664) | (£470,640) | (£411,280) |
| Marketing | (£240,408) | (£186,030) | (£157,410) | (£230,391) | (£181,260) | (£155,820) | (£220,374) | (£176,490) | (£154,230) |
| Sales Costs | (£22,500) | (£22,500) | (£22,500) | (£20,000) | (£20,000) | (£20,000) | (£17,500) | (£17,500) | (£17,500) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) |
| M4(2) | (£50,060) | (£50,060) | (£50,060) | (£50,060) | (£50,060) | (£50,060) | (£50,060) | (£50,060) | (£50,060) |
| M4(3) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) |
| Total Direct Costs | **(£9,927,459)** | **(£7,770,465)** | **(£6,635,205)** | **(£9,527,618)** | **(£7,578,755)** | **(£6,569,635)** | **(£9,127,777)** | **(£7,387,045)** | **(£6,504,065)** |
| Land Purchase Price | (£883,383) | (£706,706) | (£530,030) | (£883,383) | (£706,706) | (£530,030) | (£883,383) | (£706,706) | (£530,030) |
| Acquisition Costs | (£53,003) | (£42,402) | (£31,802) | (£53,003) | (£42,402) | (£31,802) | (£53,003) | (£42,402) | (£31,802) |
| Finance Costs | (£198,549) | (£155,409) | (£132,704) | (£190,552) | (£151,575) | (£131,393) | (£182,556) | (£147,741) | (£130,081) |
| Total Finance and Acquisition Costs | **(£1,134,935)** | **(£904,518)** | **(£694,535)** | **(£1,126,938)** | **(£900,683)** | **(£693,224)** | **(£1,118,941)** | **(£896,849)** | **(£691,913)** |
| Developer Profit on GDV | **(£3,037,500)** | **(£2,106,000)** | **(£1,485,000)** | **(£2,700,000)** | **(£1,872,000)** | **(£1,320,000)** | **(£2,362,500)** | **(£1,638,000)** | **(£1,155,000)** |
| Developer profit on affordable | **(£31,590)** | **(£27,378)** | **(£23,166)** | **(£63,180)** | **(£56,599)** | **(£47,891)** | **(£96,896)** | **(£83,977)** | **(£71,057)** |
| Total Cost | **(£14,131,483)** | **(£10,808,360)** | **(£8,837,906)** | **(£13,417,736)** | **(£10,408,037)** | **(£8,630,750)** | **(£12,706,114)** | **(£10,005,871)** | **(£8,422,035)** |
| **Surplus/(Deficit) available for s106 etc** | **£1,582,517** | **£177,940** | **(£1,026,806)** | **£1,135,264** | **(£104,725)** | **(£1,232,563)** | **£721,323** | **(£416,258)** | **(£1,462,747)** |
| Shorfall | £0 | £0 | £1,026,806 | £0 | £104,725 | £1,232,563 | £0 | £416,258 | £1,462,747 |
| HCA Grant per unit | | | | | | | | | |
| | | | | | | | | | |
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| | | | | | | | | | |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 |
| Land (acres non-developable) | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| | | | | | | | | | |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| | | | | | | | | | |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| | | | | | | | | | |
| Land Value - net developable area | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| | | | | | | | | | |
| Build cost psf (includes externals) | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 |

**Scenario B4 – Brownfield 10 Units**

| | | 10% | 10% | 10% | 20% | 20% | 20% | 30% | 30% | 30% |
|---|---|---|---|---|---|---|---|---|---|---|
| | | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | | |
| Area (acres) | | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 |
| **Net Developable %** | | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Input Value | | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** | **0.29** |
| No. Dwellings | | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| % Market | | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 1 | 9 | 9 | 9 | 8 | 8 | 8 | 7 | 7 | 7 |
| Social (Rent) | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 |
| Social (Shared Ownership) | 3 | | | | 1 | 1 | 1 | 1 | 1 | 1 |
| Private Floor Area | | 13,500 | 10,800 | 9,000 | 12,000 | 9,600 | 8,000 | 10,500 | 8,400 | 7,000 |
| | | | | | | | | | | |
| Social Floor Area | | 900 | 900 | 900 | 1,800 | 1,800 | 1,800 | 2,700 | 2,700 | 2,700 |
| Total Floor Area (sq.ft.) | | 14,400 | 11,700 | 9,900 | 13,800 | 11,400 | 9,800 | 13,200 | 11,100 | 9,700 |
| Sales Revenue (£/sq.ft) (Private) | £4 | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | | £3,037,500 | £2,106,000 | £1,485,000 | £2,700,000 | £1,872,000 | £1,320,000 | £2,362,500 | £1,638,000 | £1,155,000 |
| Sales Revenue Social | | £91,125 | £78,975 | £66,825 | £217,688 | £188,663 | £159,638 | £308,813 | £267,638 | £226,463 |
| Gross Development Value (GDV) | | **£3,128,625** | **£2,184,975** | **£1,551,825** | **£2,917,688** | **£2,060,663** | **£1,479,638** | **£2,671,313** | **£1,905,638** | **£1,381,463** |
| Base Build Cost (including Externals) | | (£1,632,960) | (£1,263,600) | (£1,069,200) | (£1,564,920) | (£1,231,200) | (£1,058,400) | (£1,496,880) | (£1,198,800) | (£1,047,600) |
| Contingencies | | (£81,648) | (£63,180) | (£53,460) | (£78,246) | (£61,560) | (£52,920) | (£74,844) | (£59,940) | (£52,380) |
| Abnormals | | (£163,296) | (£126,360) | (£106,920) | (£156,492) | (£123,120) | (£105,840) | (£149,688) | (£119,880) | (£104,760) |
| Design and Professional Fees | | (£163,296) | (£126,360) | (£106,920) | (£156,492) | (£123,120) | (£105,840) | (£149,688) | (£119,880) | (£104,760) |
| Marketing | | (£48,989) | (£37,908) | (£32,076) | (£46,948) | (£36,936) | (£31,752) | (£44,906) | (£35,964) | (£31,428) |
| Sales Costs | | (£4,500) | (£4,500) | (£4,500) | (£4,000) | (£4,000) | (£4,000) | (£3,500) | (£3,500) | (£3,500) |
| S106 Costs - Sustainable Transport | | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| S106 Costs - Education | | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) | (£24,000) |
| S106 Costs -Open Space | | | | | | | | | | |
| S106 Costs - off site infrastructure / highways | | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) | (£20,000) |
| S106 Costs - Affordable Homes (off-site contbn) | | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | | (£2,330) | (£2,330) | (£2,330) | (£2,330) | (£2,330) | (£2,330) | (£2,330) | (£2,330) | (£2,330) |
| M4(2) | 47% | (£10,351) | (£10,351) | (£10,351) | (£10,351) | (£10,351) | (£10,351) | (£10,351) | (£10,351) | (£10,351) |
| M4(3) | 9% | (£8,304) | (£8,304) | (£8,304) | (£8,304) | (£8,304) | (£8,304) | (£8,304) | (£8,304) | (£8,304) |
| Total Direct Costs | | **(£2,159,673)** | **(£1,686,893)** | **(£1,438,061)** | **(£2,072,082)** | **(£1,644,921)** | **(£1,423,737)** | **(£1,984,491)** | **(£1,602,949)** | **(£1,409,413)** |
| Land Purchase Price | | (£179,148) | (£143,318) | (£107,489) | (£179,148) | (£143,318) | (£107,489) | (£179,148) | (£143,318) | (£107,489) |
| Acquisition Costs | | (£10,749) | (£8,599) | (£6,449) | (£10,749) | (£8,599) | (£6,449) | (£10,749) | (£8,599) | (£6,449) |
| Finance Costs | | (£43,193) | (£33,738) | (£28,761) | (£41,442) | (£32,898) | (£28,475) | (£39,690) | (£32,059) | (£28,188) |
| Total Finance and Acquisition Costs | | **(£233,090)** | **(£185,655)** | **(£142,699)** | **(£231,338)** | **(£184,815)** | **(£142,413)** | **(£229,586)** | **(£183,976)** | **(£142,126)** |
| Developer Profit on GDV | | **(£607,500)** | **(£421,200)** | **(£297,000)** | **(£540,000)** | **(£374,400)** | **(£264,000)** | **(£472,500)** | **(£327,600)** | **(£231,000)** |
| Developer profit on affordable | | **(£5,468)** | **(£4,739)** | **(£4,010)** | **(£13,061)** | **(£11,320)** | **(£9,578)** | **(£18,529)** | **(£16,058)** | **(£13,588)** |
| Total Cost | | **(£3,005,731)** | **(£2,298,486)** | **(£1,881,769)** | **(£2,856,482)** | **(£2,215,456)** | **(£1,839,727)** | **(£2,705,106)** | **(£2,130,583)** | **(£1,796,127)** |
| **Surplus/(Deficit) available for s106 etc** | | **£122,894** | **(£113,511)** | **(£329,944)** | **£61,206** | **(£154,793)** | **(£360,090)** | **(£33,794)** | **(£224,945)** | **(£414,664)** |
| Shorfall | | £0 | £113,511 | £329,944 | £0 | £154,793 | £360,090 | £33,794 | £224,945 | £414,664 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 6 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 7 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 8 | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 9 | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 10 | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| **Abnormals (as % of construction cost)** | | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| **Fees (as % of construction cost)** | | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| **Marketing (as % construction cost)** | | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | | |
| Average social dwelling size | | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 11 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 | 0.717 |
| Land (acres non-developable) | 12 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| **Land value per net dev acre** | | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 13 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 | 143,318 |
| **Developer profit** | 15 | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B5 – Brownfield 25 units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 |
| **Net Developable %** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** | **80%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** |
| No. Dwellings | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 23 | 23 | 23 | 20 | 20 | 20 | 18 | 18 | 18 |
| Social (Rent) | 1 | 1 | 1 | 3 | 3 | 3 | 4 | 4 | 4 |
| Social (Shared Ownership) | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 |
| Private Floor Area | 34,500 | 27,600 | 23,000 | 30,000 | 24,000 | 20,000 | 27,000 | 21,600 | 18,000 |
| | | | | | | | | | |
| Social Floor Area | 1,800 | 1,800 | 1,800 | 4,500 | 4,500 | 4,500 | 6,300 | 6,300 | 6,300 |
| Total Floor Area (sq.ft.) | 36,300 | 29,400 | 24,800 | 34,500 | 28,500 | 24,500 | 33,300 | 27,900 | 24,300 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £7,762,500 | £5,382,000 | £3,795,000 | £6,750,000 | £4,680,000 | £3,300,000 | £6,075,000 | £4,212,000 | £2,970,000 |
| Sales Revenue Social | £217,688 | £188,663 | £159,638 | £526,500 | £456,300 | £386,100 | £744,188 | £644,963 | £545,738 |
| Gross Development Value (GDV) | **£7,980,188** | **£5,570,663** | **£3,954,638** | **£7,276,500** | **£5,136,300** | **£3,686,100** | **£6,819,188** | **£4,856,963** | **£3,515,738** |
| Base Build Cost (including Externals) | (£4,116,420) | (£3,175,200) | (£2,678,400) | (£3,912,300) | (£3,078,000) | (£2,646,000) | (£3,776,220) | (£3,013,200) | (£2,624,400) |
| Contingencies | (£205,821) | (£158,760) | (£133,920) | (£195,615) | (£153,900) | (£132,300) | (£188,811) | (£150,660) | (£131,220) |
| Abnormals | (£411,642) | (£317,520) | (£267,840) | (£391,230) | (£307,800) | (£264,600) | (£377,622) | (£301,320) | (£262,440) |
| Design and Professional Fees | (£329,314) | (£254,016) | (£214,272) | (£312,984) | (£246,240) | (£211,680) | (£302,098) | (£241,056) | (£209,952) |
| Marketing | (£123,493) | (£95,256) | (£80,352) | (£117,369) | (£92,340) | (£79,380) | (£113,287) | (£90,396) | (£78,732) |
| Sales Costs | (£11,250) | (£11,250) | (£11,250) | (£10,000) | (£10,000) | (£10,000) | (£8,750) | (£8,750) | (£8,750) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£5,825) | (£5,825) | (£5,825) | (£5,825) | (£5,825) | (£5,825) | (£5,825) | (£5,825) | (£5,825) |
| M4(2) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) |
| M4(3) | (£21,221) | (£21,221) | (£21,221) | (£21,221) | (£21,221) | (£21,221) | (£21,221) | (£21,221) | (£21,221) |
| Total Direct Costs | **(£5,361,437)** | **(£4,175,500)** | **(£3,549,532)** | **(£5,102,996)** | **(£4,051,778)** | **(£3,507,458)** | **(£4,930,285)** | **(£3,968,880)** | **(£3,478,992)** |
| Land Purchase Price | (£444,780) | (£355,824) | (£266,868) | (£444,780) | (£355,824) | (£266,868) | (£444,780) | (£355,824) | (£266,868) |
| Acquisition Costs | (£26,687) | (£21,349) | (£16,012) | (£26,687) | (£21,349) | (£16,012) | (£26,687) | (£21,349) | (£16,012) |
| Finance Costs | (£107,229) | (£83,510) | (£70,991) | (£102,060) | (£81,036) | (£70,149) | (£98,606) | (£79,378) | (£69,580) |
| Total Finance and Acquisition Costs | **(£578,696)** | **(£460,683)** | **(£353,871)** | **(£573,527)** | **(£458,209)** | **(£353,029)** | **(£570,073)** | **(£456,551)** | **(£352,460)** |
| Developer Profit on GDV | **(£1,552,500)** | **(£1,076,400)** | **(£759,000)** | **(£1,350,000)** | **(£936,000)** | **(£660,000)** | **(£1,215,000)** | **(£842,400)** | **(£594,000)** |
| Developer profit on affordable | **(£13,061)** | **(£11,320)** | **(£9,578)** | **(£31,590)** | **(£27,378)** | **(£23,166)** | **(£44,651)** | **(£38,698)** | **(£32,744)** |
| Total Cost | **(£7,505,694)** | **(£5,723,903)** | **(£4,671,981)** | **(£7,058,113)** | **(£5,473,365)** | **(£4,543,653)** | **(£6,760,009)** | **(£5,306,529)** | **(£4,458,196)** |
| **Surplus/(Deficit) available for s106 etc** | **£474,493** | **(£153,241)** | **(£717,344)** | **£218,387** | **(£337,065)** | **(£857,553)** | **£59,178** | **(£449,566)** | **(£942,459)** |
| Shorfall | £0 | £153,241 | £717,344 | £0 | £337,065 | £857,553 | £0 | £449,566 | £942,459 |
| HCA Grant per unit | | | | | | | | | |
| | | | | | | | | | |
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| | | | | | | | | | |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| **Abnormals (as % of construction cost)** | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 |
| Land (acres non-developable) | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 | 0.356 |
| | | | | | | | | | |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| | | | | | | | | | |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| | | | | | | | | | |
| Land Value - net developable area | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| | | | | | | | | | |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

Scenario B6 – Brownfield 50 Units

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 | 3.53 |
| **Net Developable %** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** | **1.43** |
| No. Dwellings | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 45 | 45 | 45 | 40 | 40 | 40 | 35 | 35 | 35 |
| Social (Rent) | 5 | 5 | 5 | 6.5 | 5 | 5 | 10 | 8 | 10 |
| Social (Shared Ownership) | 0 | 0 | 0 | 3.5 | 5 | 5 | 5 | 7 | 5 |
| Private Floor Area | 67,500 | 54,000 | 45,000 | 60,000 | 48,000 | 40,000 | 52,500 | 42,000 | 35,000 |
| | | | | | | | | | |
| Social Floor Area | 4,500 | 4,500 | 4,500 | 9,000 | 9,000 | 9,000 | 13,500 | 13,500 | 13,500 |
| Total Floor Area (sq.ft.) | 72,000 | 58,500 | 49,500 | 69,000 | 57,000 | 49,000 | 66,000 | 55,500 | 48,500 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £15,187,500 | £10,530,000 | £7,425,000 | £13,500,000 | £9,360,000 | £6,600,000 | £11,812,500 | £8,190,000 | £5,775,000 |
| Sales Revenue Social | £455,625 | £394,875 | £334,125 | £1,035,281 | £943,313 | £798,188 | £1,544,063 | £1,399,613 | £1,132,313 |
| Gross Development Value (GDV) | **£15,643,125** | **£10,924,875** | **£7,759,125** | **£14,535,281** | **£10,303,313** | **£7,398,188** | **£13,356,563** | **£9,589,613** | **£6,907,313** |
| Base Build Cost (including Externals) | (£8,164,800) | (£6,318,000) | (£5,346,000) | (£7,824,600) | (£6,156,000) | (£5,292,000) | (£7,484,400) | (£5,994,000) | (£5,238,000) |
| Contingencies | (£244,944) | (£189,540) | (£160,380) | (£234,738) | (£184,680) | (£158,760) | (£224,532) | (£179,820) | (£157,140) |
| Abnormals | (£816,480) | (£631,800) | (£534,600) | (£782,460) | (£615,600) | (£529,200) | (£748,440) | (£599,400) | (£523,800) |
| Design and Professional Fees | (£653,184) | (£505,440) | (£427,680) | (£625,968) | (£492,480) | (£423,360) | (£598,752) | (£479,520) | (£419,040) |
| Marketing | (£244,944) | (£189,540) | (£160,380) | (£234,738) | (£184,680) | (£158,760) | (£224,532) | (£179,820) | (£157,140) |
| Sales Costs | (£22,500) | (£22,500) | (£22,500) | (£20,000) | (£20,000) | (£20,000) | (£17,500) | (£17,500) | (£17,500) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£11,650) | (£11,650) | (£11,650) | (£11,650) | (£11,650) | (£11,650) | (£11,650) | (£11,650) | (£11,650) |
| M4(2) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) |
| M4(3) | (£41,519) | (£41,519) | (£41,519) | (£41,519) | (£41,519) | (£41,519) | (£41,519) | (£41,519) | (£41,519) |
| Total Direct Costs | **(£10,471,775)** | **(£8,181,743)** | **(£6,976,463)** | **(£10,047,427)** | **(£7,978,363)** | **(£6,907,003)** | **(£9,623,079)** | **(£7,774,983)** | **(£6,837,543)** |
| Land Purchase Price | (£883,383) | (£706,706) | (£530,030) | (£883,383) | (£706,706) | (£530,030) | (£883,383) | (£706,706) | (£530,030) |
| Acquisition Costs | (£53,003) | (£42,402) | (£31,802) | (£53,003) | (£42,402) | (£31,802) | (£53,003) | (£42,402) | (£31,802) |
| Finance Costs | (£209,436) | (£163,635) | (£139,529) | (£200,949) | (£159,567) | (£138,140) | (£192,462) | (£155,500) | (£136,751) |
| Total Finance and Acquisition Costs | **(£1,145,821)** | **(£912,743)** | **(£701,361)** | **(£1,137,334)** | **(£908,676)** | **(£699,971)** | **(£1,128,847)** | **(£904,608)** | **(£698,582)** |
| Developer Profit on GDV | **(£3,037,500)** | **(£2,106,000)** | **(£1,485,000)** | **(£2,700,000)** | **(£1,872,000)** | **(£1,320,000)** | **(£2,362,500)** | **(£1,638,000)** | **(£1,155,000)** |
| Developer profit on affordable | **(£27,338)** | **(£23,693)** | **(£20,048)** | **(£62,117)** | **(£56,599)** | **(£47,891)** | **(£92,644)** | **(£83,977)** | **(£67,939)** |
| Total Cost | **(£14,682,434)** | **(£11,224,179)** | **(£9,182,871)** | **(£13,946,878)** | **(£10,815,638)** | **(£8,974,866)** | **(£13,207,070)** | **(£10,401,568)** | **(£8,759,064)** |
| **Surplus/(Deficit) available for s106 etc** | **£960,691** | **(£299,304)** | **(£1,423,746)** | **£588,403** | **(£512,325)** | **(£1,576,679)** | **£149,492** | **(£811,956)** | **(£1,851,752)** |
| Shorfall | £0 | £299,304 | £1,423,746 | £0 | £512,325 | £1,576,679 | £0 | £811,956 | £1,851,752 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 | 3.534 |
| Land (acres non-developable) | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 | 706,706 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B7 – Brownfield 100 Units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 |
| **Net Developable %** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** |
| No. Dwellings | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 90 | 90 | 90 | 80 | 80 | 80 | 70 | 70 | 70 |
| Social (Rent) | 10 | 10 | 10 | 13 | 10 | 10 | 19 | 15 | 21 |
| Social (Shared Ownership) | 0 | 0 | 0 | 7 | 10 | 10 | 11 | 15 | 9 |
| Private Floor Area | 135,000 | 108,000 | 90,000 | 120,000 | 96,000 | 80,000 | 105,000 | 84,000 | 70,000 |
| | | | | | | | | | |
| Social Floor Area | 9,000 | 9,000 | 9,000 | 18,000 | 18,000 | 18,000 | 27,000 | 27,000 | 27,000 |
| Total Floor Area (sq.ft.) | 144,000 | 117,000 | 99,000 | 138,000 | 114,000 | 98,000 | 132,000 | 111,000 | 97,000 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £30,375,000 | £21,060,000 | £14,850,000 | £27,000,000 | £18,720,000 | £13,200,000 | £23,625,000 | £16,380,000 | £11,550,000 |
| Sales Revenue Social | £911,250 | £789,750 | £668,250 | £2,070,563 | £1,886,625 | £1,596,375 | £3,123,563 | £2,829,938 | £2,238,638 |
| Gross Development Value (GDV) | **£31,286,250** | **£21,849,750** | **£15,518,250** | **£29,070,563** | **£20,606,625** | **£14,796,375** | **£26,748,563** | **£19,209,938** | **£13,788,638** |
| Base Build Cost (including Externals) | (£16,329,600) | (£12,636,000) | (£10,692,000) | (£15,649,200) | (£12,312,000) | (£10,584,000) | (£14,968,800) | (£11,988,000) | (£10,476,000) |
| Contingencies | (£816,480) | (£631,800) | (£534,600) | (£782,460) | (£615,600) | (£529,200) | (£748,440) | (£599,400) | (£523,800) |
| Abnormals | (£1,632,960) | (£1,263,600) | (£1,069,200) | (£1,564,920) | (£1,231,200) | (£1,058,400) | (£1,496,880) | (£1,198,800) | (£1,047,600) |
| Design and Professional Fees | (£1,306,368) | (£1,010,880) | (£855,360) | (£1,251,936) | (£984,960) | (£846,720) | (£1,197,504) | (£959,040) | (£838,080) |
| Marketing | (£489,888) | (£379,080) | (£320,760) | (£469,476) | (£369,360) | (£317,520) | (£449,064) | (£359,640) | (£314,280) |
| Sales Costs | (£45,000) | (£45,000) | (£45,000) | (£40,000) | (£40,000) | (£40,000) | (£35,000) | (£35,000) | (£35,000) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£23,300) | (£23,300) | (£23,300) | (£23,300) | (£23,300) | (£23,300) | (£23,300) | (£23,300) | (£23,300) |
| M4(2) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) |
| M4(3) | (£83,039) | (£83,039) | (£83,039) | (£83,039) | (£83,039) | (£83,039) | (£83,039) | (£83,039) | (£83,039) |
| Total Direct Costs | **(£21,270,143)** | **(£16,616,207)** | **(£14,166,767)** | **(£20,407,839)** | **(£16,202,967)** | **(£14,025,687)** | **(£19,545,535)** | **(£15,789,727)** | **(£13,884,607)** |
| Land Purchase Price | (£1,766,765) | (£1,413,412) | (£1,060,059) | (£1,766,765) | (£1,413,412) | (£1,060,059) | (£1,766,765) | (£1,413,412) | (£1,060,059) |
| Acquisition Costs | (£106,006) | (£84,805) | (£63,604) | (£106,006) | (£84,805) | (£63,604) | (£106,006) | (£84,805) | (£63,604) |
| Finance Costs | (£425,403) | (£332,324) | (£283,335) | (£408,157) | (£324,059) | (£280,514) | (£390,911) | (£315,795) | (£277,692) |
| Total Finance and Acquisition Costs | **(£2,298,174)** | **(£1,830,541)** | **(£1,406,998)** | **(£2,280,928)** | **(£1,822,276)** | **(£1,404,176)** | **(£2,263,682)** | **(£1,814,011)** | **(£1,401,355)** |
| Developer Profit on GDV | **(£6,075,000)** | **(£4,212,000)** | **(£2,970,000)** | **(£5,400,000)** | **(£3,744,000)** | **(£2,640,000)** | **(£4,725,000)** | **(£3,276,000)** | **(£2,310,000)** |
| Developer profit on affordable | **(£54,675)** | **(£47,385)** | **(£40,095)** | **(£124,234)** | **(£113,198)** | **(£95,783)** | **(£187,414)** | **(£169,796)** | **(£134,318)** |
| Total Cost | **(£29,697,992)** | **(£22,706,133)** | **(£18,583,860)** | **(£28,213,000)** | **(£21,882,440)** | **(£18,165,646)** | **(£26,721,630)** | **(£21,049,534)** | **(£17,730,280)** |
| **Surplus/(Deficit) available for s106 etc** | **£1,588,258** | **(£856,383)** | **(£3,065,610)** | **£857,562** | **(£1,275,815)** | **(£3,369,271)** | **£26,932** | **(£1,839,597)** | **(£3,941,642)** |
| Shortfall | £0 | £856,383 | £3,065,610 | £0 | £1,275,815 | £3,369,271 | £0 | £1,839,597 | £3,941,642 |
| HCA Grant per unit | | | | | | | | | |
| | | | | | | | | | |
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| | | | | | | | | | |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| **Abnormals (as % of construction cost)** | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 |
| Land (acres non-developable) | 1.767 | 1.767 | 1.767 | 1.767 | 1.767 | 1.767 | 1.767 | 1.767 | 1.767 |
| | | | | | | | | | |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| | | | | | | | | | |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| | | | | | | | | | |
| Land Value - net developable area | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| | | | | | | | | | |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B8 – Urban Extensions 100 unit**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | - 50,000 | 50,000 | - | - 50,000 | 50,000 | - | - 50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | - 30 | 30 | - | - 30 | 30 | - | - 30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 |
| **Net Developable %** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** |
| No. Dwellings | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 90 | 90 | 90 | 80 | 80 | 80 | 70 | 70 | 70 |
| Social (Rent) | 10 | 10 | 10 | 13 | 10 | 10 | 19 | 15 | 21 |
| Social (Shared Ownership) | 0 | 0 | 0 | 7 | 10 | 10 | 11 | 15 | 9 |
| Private Floor Area | 135,000 | 108,000 | 90,000 | 120,000 | 96,000 | 80,000 | 105,000 | 84,000 | 70,000 |
| Social Floor Area | 9,000 | 9,000 | 9,000 | 18,000 | 18,000 | 18,000 | 27,000 | 27,000 | 27,000 |
| Total Floor Area (sq.ft.) | 144,000 | 117,000 | 99,000 | 138,000 | 114,000 | 98,000 | 132,000 | 111,000 | 97,000 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £30,375,000 | £21,060,000 | £14,850,000 | £27,000,000 | £18,720,000 | £13,200,000 | £23,625,000 | £16,380,000 | £11,550,000 |
| Sales Revenue Social | £911,250 | £789,750 | £668,250 | £2,070,563 | £1,886,625 | £1,596,375 | £3,123,563 | £2,829,938 | £2,238,638 |
| Gross Development Value (GDV) | **£31,286,250** | **£21,849,750** | **£15,518,250** | **£29,070,563** | **£20,606,625** | **£14,796,375** | **£26,748,563** | **£19,209,938** | **£13,788,638** |
| Base Build Cost (including Externals) | (£16,329,600) | (£12,636,000) | (£10,692,000) | (£15,649,200) | (£12,312,000) | (£10,584,000) | (£14,968,800) | (£11,988,000) | (£10,476,000) |
| Contingencies | (£489,888) | (£379,080) | (£320,760) | (£469,476) | (£369,360) | (£317,520) | (£449,064) | (£359,640) | (£314,280) |
| Abnormals | (£326,592) | (£252,720) | (£213,840) | (£312,984) | (£246,240) | (£211,680) | (£299,376) | (£239,760) | (£209,520) |
| Design and Professional Fees | (£1,306,368) | (£1,010,880) | (£855,360) | (£1,251,936) | (£984,960) | (£846,720) | (£1,197,504) | (£959,040) | (£838,080) |
| Marketing | (£489,888) | (£379,080) | (£320,760) | (£469,476) | (£369,360) | (£317,520) | (£449,064) | (£359,640) | (£314,280) |
| Sales Costs | (£45,000) | (£45,000) | (£45,000) | (£40,000) | (£40,000) | (£40,000) | (£35,000) | (£35,000) | (£35,000) |
| S106 Costs - Sustainable Transport | (£25,000) | (£25,000) | (£25,000) | (£25,000) | (£25,000) | (£25,000) | (£25,000) | (£25,000) | (£25,000) |
| S106 Costs - Education | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) |
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) |
| M4(2) | (£100,120) | (£100,120) | (£100,120) | (£100,120) | (£100,120) | (£100,120) | (£100,120) | (£100,120) | (£100,120) |
| M4(3) | (£78,817) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) |
| Total Direct Costs | **(£19,747,173)** | **(£15,465,310)** | **(£13,210,270)** | **(£18,955,622)** | **(£15,084,470)** | **(£13,079,990)** | **(£18,161,358)** | **(£14,703,630)** | **(£12,949,710)** |
| Land Purchase Price | (£1,766,765) | (£1,413,412) | (£1,060,059) | (£1,766,765) | (£1,413,412) | (£1,060,059) | (£1,766,765) | (£1,413,412) | (£1,060,059) |
| Acquisition Costs | (£106,006) | (£84,805) | (£63,604) | (£106,006) | (£84,805) | (£63,604) | (£106,006) | (£84,805) | (£63,604) |
| Finance Costs | (£394,943) | (£309,306) | (£264,205) | (£379,112) | (£301,689) | (£261,600) | (£363,227) | (£294,073) | (£258,994) |
| Total Finance and Acquisition Costs | **(£2,267,714)** | **(£1,807,523)** | **(£1,387,868)** | **(£2,251,883)** | **(£1,799,906)** | **(£1,385,262)** | **(£2,235,998)** | **(£1,792,289)** | **(£1,382,657)** |
| Developer Profit on GDV | **(£6,075,000)** | **(£4,212,000)** | **(£2,970,000)** | **(£5,400,000)** | **(£3,744,000)** | **(£2,640,000)** | **(£4,725,000)** | **(£3,276,000)** | **(£2,310,000)** |
| Developer profit on affordable | **(£54,675)** | **(£47,385)** | **(£40,095)** | **(£124,234)** | **(£113,198)** | **(£95,783)** | **(£187,414)** | **(£169,796)** | **(£134,318)** |
| Total Cost | **(£28,144,562)** | **(£21,532,218)** | **(£17,608,233)** | **(£26,731,739)** | **(£20,741,573)** | **(£17,201,034)** | **(£25,309,769)** | **(£19,941,715)** | **(£16,776,685)** |
| **Surplus/(Deficit) available for s106 etc** | **£3,141,688** | **£317,532** | **(£2,089,983)** | **£2,338,824** | **(£134,948)** | **(£2,404,659)** | **£1,438,793** | **(£731,778)** | **(£2,988,047)** |
| Shorfall | £0 | £0 | £2,089,983 | £0 | £134,948 | £2,404,659 | £0 | £731,778 | £2,988,047 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.0 | 195.0 | 195.0 | 195.0 | 195.0 | 195.0 | 195.0 | 195.0 | 195.0 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 0.6 | 0.8 | 0.9 | 0.6 | 0.8 | 0.9 | 0.6 | 0.8 | 0.9 |
| Average social dwelling size | 900 | 900.0 | 900.0 | 900.0 | 900.0 | 900.0 | 900.0 | 900.0 | 900.0 |
| Social Rented as a % of private | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500.0 | 234,000.0 | 195,000.0 | 292,500.0 | 234,000.0 | 195,000.0 | 292,500.0 | 234,000.0 | 195,000.0 |
| **£ construction cost £ psf** | 108.0 | 108.0 | 108.0 | 108.0 | 108.0 | 108.0 | 108.0 | 108.0 | 108.0 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 |
| **Finance Costs** | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750.0 | 750.0 | 750.0 | 750.0 | 750.0 | 750.0 | 750.0 | 750.0 | 750.0 |
| Land (acres net developable) | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 |
| Land (acres non-developable) | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B9 – Urban Extension 250 units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 |
| **Net Developable %** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** |
| No. Dwellings | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 225 | 225 | 225 | 200 | 200 | 200 | 175 | 175 | 175 |
| Social (Rent) | 25 | 25 | 25 | 32 | 25 | 25 | 49 | 38 | 52 |
| Social (Shared Ownership) | 0 | 0 | 0 | 18 | 25 | 25 | 26 | 37 | 23 |
| Private Floor Area | 337,500 | 270,000 | 225,000 | 300,000 | 240,000 | 200,000 | 262,500 | 210,000 | 175,000 |
| | | | | | | | | | |
| Social Floor Area | 22,500 | 22,500 | 22,500 | 45,000 | 45,000 | 45,000 | 67,500 | 67,500 | 67,500 |
| Total Floor Area (sq.ft.) | 360,000 | 292,500 | 247,500 | 345,000 | 285,000 | 245,000 | 330,000 | 277,500 | 242,500 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £75,937,500 | £52,650,000 | £37,125,000 | £67,500,000 | £46,800,000 | £33,000,000 | £59,062,500 | £40,950,000 | £28,875,000 |
| Sales Revenue Social | £2,278,125 | £1,974,375 | £1,670,625 | £5,194,125 | £4,716,563 | £3,990,938 | £7,755,750 | £7,059,488 | £5,609,588 |
| Gross Development Value (GDV) | **£78,215,625** | **£54,624,375** | **£38,795,625** | **£72,694,125** | **£51,516,563** | **£36,990,938** | **£66,818,250** | **£48,009,488** | **£34,484,588** |
| Base Build Cost (including Externals) | (£40,068,000) | (£31,005,000) | (£26,235,000) | (£38,398,500) | (£30,210,000) | (£25,970,000) | (£36,729,000) | (£29,415,000) | (£25,705,000) |
| Contingencies | (£1,202,040) | (£930,150) | (£787,050) | (£1,151,955) | (£906,300) | (£779,100) | (£1,101,870) | (£882,450) | (£771,150) |
| Abnormals | (£801,360) | (£620,100) | (£524,700) | (£767,970) | (£604,200) | (£519,400) | (£734,580) | (£588,300) | (£514,100) |
| Design and Professional Fees | (£2,804,760) | (£2,170,350) | (£1,836,450) | (£2,687,895) | (£2,114,700) | (£1,817,900) | (£2,571,030) | (£2,059,050) | (£1,799,350) |
| Marketing | (£1,202,040) | (£930,150) | (£787,050) | (£1,151,955) | (£906,300) | (£779,100) | (£1,101,870) | (£882,450) | (£771,150) |
| Sales Costs | (£112,500) | (£112,500) | (£112,500) | (£100,000) | (£100,000) | (£100,000) | (£87,500) | (£87,500) | (£87,500) |
| S106 Costs - Sustainable Transport | (£62,500) | (£62,500) | (£62,500) | (£62,500) | (£62,500) | (£62,500) | (£62,500) | (£62,500) | (£62,500) |
| S106 Costs - Education | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) |
| M4(2) | (£250,300) | (£250,300) | (£250,300) | (£250,300) | (£250,300) | (£250,300) | (£250,300) | (£250,300) | (£250,300) |
| M4(3) | (£197,043) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) |
| Total Direct Costs | **(£48,090,292)** | **(£37,674,624)** | **(£32,189,124)** | **(£46,164,649)** | **(£36,747,874)** | **(£31,871,874)** | **(£44,232,224)** | **(£35,821,124)** | **(£31,554,624)** |
| Land Purchase Price | (£4,416,913) | (£3,533,530) | (£2,650,148) | (£4,416,913) | (£3,533,530) | (£2,650,148) | (£4,416,913) | (£3,533,530) | (£2,650,148) |
| Acquisition Costs | (£265,015) | (£212,012) | (£159,009) | (£265,015) | (£212,012) | (£159,009) | (£265,015) | (£212,012) | (£159,009) |
| Finance Costs | (£961,806) | (£753,492) | (£643,782) | (£923,293) | (£734,957) | (£637,437) | (£884,644) | (£716,422) | (£631,092) |
| Total Finance and Acquisition Costs | **(£5,643,733)** | **(£4,499,034)** | **(£3,452,939)** | **(£5,605,220)** | **(£4,480,499)** | **(£3,446,594)** | **(£5,566,572)** | **(£4,461,964)** | **(£3,440,249)** |
| Developer Profit on GDV | **(£15,187,500)** | **(£10,530,000)** | **(£7,425,000)** | **(£13,500,000)** | **(£9,360,000)** | **(£6,600,000)** | **(£11,812,500)** | **(£8,190,000)** | **(£5,775,000)** |
| Developer profit on affordable | **(£136,688)** | **(£118,463)** | **(£100,238)** | **(£311,648)** | **(£282,994)** | **(£239,456)** | **(£465,345)** | **(£423,569)** | **(£336,575)** |
| Total Cost | **(£69,058,213)** | **(£52,822,121)** | **(£43,167,300)** | **(£65,581,517)** | **(£50,871,367)** | **(£42,157,924)** | **(£62,076,641)** | **(£48,896,658)** | **(£41,106,448)** |
| **Surplus/(Deficit) available for s106 etc** | **£9,157,412** | **£1,802,254** | **(£4,371,675)** | **£7,112,608** | **£645,195** | **(£5,166,987)** | **£4,741,609** | **(£887,170)** | **(£6,621,861)** |
| Shorfall | £0 | £0 | £4,371,675 | £0 | £0 | £5,166,987 | £0 | £887,170 | £6,621,861 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 | 106 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 7% | 7% | 7% | 7% | 7% | 7% | 7% | 7% | 7% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 |
| Land (acres non-developable) | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B10 – Urban Extension 500 Units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | - 50,000 | 50,000 | - | - 50,000 | 50,000 | - | - 50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | - 30 | 30 | - | - 30 | 30 | - | - 30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 35.31 | 35.31 | 35.31 | 35.31 | 35.31 | 35.31 | 35.31 | 35.31 | 35.31 |
| **Net Developable %** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **14.29** | **14.29** | **14.29** | **14.29** | **14.29** | **14.29** | **14.29** | **14.29** | **14.29** |
| No. Dwellings | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 450 | 450 | 450 | 400 | 400 | 400 | 350 | 350 | 350 |
| Social (Rent) | 50 | 50 | 50 | 65 | 50 | 50 | 97 | 75 | 105 |
| Social (Shared Ownership) | 0 | 0 | 0 | 35 | 50 | 50 | 53 | 75 | 45 |
| Private Floor Area | 675,000 | 540,000 | 450,000 | 600,000 | 480,000 | 400,000 | 525,000 | 420,000 | 350,000 |
| | | | | | | | | | |
| Social Floor Area | 45,000 | 45,000 | 45,000 | 90,000 | 90,000 | 90,000 | 135,000 | 135,000 | 135,000 |
| Total Floor Area (sq.ft.) | 720,000 | 585,000 | 495,000 | 690,000 | 570,000 | 490,000 | 660,000 | 555,000 | 485,000 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £151,875,000 | £105,300,000 | £74,250,000 | £135,000,000 | £93,600,000 | £66,000,000 | £118,125,000 | £81,900,000 | £57,750,000 |
| Sales Revenue Social | £4,556,250 | £3,948,750 | £3,341,250 | £11,238,750 | £10,530,000 | £8,910,000 | £16,888,500 | £15,795,000 | £12,028,500 |
| Gross Development Value (GDV) | **£156,431,250** | **£109,248,750** | **£77,591,250** | **£146,238,750** | **£104,130,000** | **£74,910,000** | **£135,013,500** | **£97,695,000** | **£69,778,500** |
| Base Build Cost (including Externals) | (£83,160,000) | (£64,350,000) | (£54,450,000) | (£79,695,000) | (£62,700,000) | (£53,900,000) | (£76,230,000) | (£61,050,000) | (£53,350,000) |
| Contingencies | (£2,494,800) | (£1,930,500) | (£1,633,500) | (£2,390,850) | (£1,881,000) | (£1,617,000) | (£2,286,900) | (£1,831,500) | (£1,600,500) |
| Abnormals | (£1,663,200) | (£1,287,000) | (£1,089,000) | (£1,593,900) | (£1,254,000) | (£1,078,000) | (£1,524,600) | (£1,221,000) | (£1,067,000) |
| Design and Professional Fees | (£4,989,600) | (£3,861,000) | (£3,267,000) | (£4,781,700) | (£3,762,000) | (£3,234,000) | (£4,573,800) | (£3,663,000) | (£3,201,000) |
| Marketing | (£2,494,800) | (£1,930,500) | (£1,633,500) | (£2,390,850) | (£1,881,000) | (£1,617,000) | (£2,286,900) | (£1,831,500) | (£1,600,500) |
| Sales Costs | (£225,000) | (£225,000) | (£225,000) | (£200,000) | (£200,000) | (£200,000) | (£175,000) | (£175,000) | (£175,000) |
| S106 Costs - Sustainable Transport | (£125,000) | (£125,000) | (£125,000) | (£125,000) | (£125,000) | (£125,000) | (£125,000) | (£125,000) | (£125,000) |
| S106 Costs - Education | (£1,200,000) | (£1,200,000) | (£1,200,000) | (£1,200,000) | (£1,200,000) | (£1,200,000) | (£1,200,000) | (£1,200,000) | (£1,200,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£1,000,000) | (£1,000,000) | (£1,000,000) | (£1,000,000) | (£1,000,000) | (£1,000,000) | (£1,000,000) | (£1,000,000) | (£1,000,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£579,500) | (£579,500) | (£579,500) | (£579,500) | (£579,500) | (£579,500) | (£579,500) | (£579,500) | (£579,500) |
| M4(2) | (£500,599) | (£500,599) | (£500,599) | (£500,599) | (£500,599) | (£500,599) | (£500,599) | (£500,599) | (£500,599) |
| M4(3) | (£394,085) | (£407,649) | (£407,649) | (£407,649) | (£407,649) | (£407,649) | (£407,649) | (£407,649) | (£407,649) |
| Total Direct Costs | **(£98,826,585)** | **(£77,396,748)** | **(£66,110,748)** | **(£94,865,048)** | **(£75,490,748)** | **(£65,458,748)** | **(£90,889,948)** | **(£73,584,748)** | **(£64,806,748)** |
| Land Purchase Price | (£8,827,648) | (£7,062,118) | (£5,296,589) | (£8,827,648) | (£7,062,118) | (£5,296,589) | (£8,827,648) | (£7,062,118) | (£5,296,589) |
| Acquisition Costs | (£529,659) | (£423,727) | (£317,795) | (£529,659) | (£423,727) | (£317,795) | (£529,659) | (£423,727) | (£317,795) |
| Finance Costs | (£1,976,532) | (£1,547,935) | (£1,322,215) | (£1,897,301) | (£1,509,815) | (£1,309,175) | (£1,817,799) | (£1,471,695) | (£1,296,135) |
| Total Finance and Acquisition Costs | **(£11,333,838)** | **(£9,033,780)** | **(£6,936,599)** | **(£11,254,607)** | **(£8,995,660)** | **(£6,923,559)** | **(£11,175,105)** | **(£8,957,540)** | **(£6,910,519)** |
| Developer Profit on GDV | **(£30,375,000)** | **(£21,060,000)** | **(£14,850,000)** | **(£27,000,000)** | **(£18,720,000)** | **(£13,200,000)** | **(£23,625,000)** | **(£16,380,000)** | **(£11,550,000)** |
| Developer profit on affordable | **(£273,375)** | **(£236,925)** | **(£200,475)** | **(£674,325)** | **(£631,800)** | **(£534,600)** | **(£1,013,310)** | **(£947,700)** | **(£721,710)** |
| Total Cost | **(£140,808,798)** | **(£107,727,453)** | **(£88,097,822)** | **(£133,793,980)** | **(£103,838,208)** | **(£86,116,907)** | **(£126,703,363)** | **(£99,869,988)** | **(£83,988,977)** |
| **Surplus/(Deficit) available for s106 etc** | **£15,622,452** | **£1,521,297** | **(£10,506,572)** | **£12,444,770** | **£291,792** | **(£11,206,907)** | **£8,310,137** | **(£2,174,988)** | **(£14,210,477)** |
| Shortfall | £0 | £0 | £10,506,572 | £0 | £0 | £11,206,907 | £0 | £2,174,988 | £14,210,477 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 6% | 6% | 6% | 6% | 6% | 6% | 6% | 6% | 6% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Land (acres net developable) | 35.311 | 35.311 | 35.311 | 35.311 | 35.311 | 35.311 | 35.311 | 35.311 | 35.311 |
| Land (acres non-developable) | 14.124 | 14.124 | 14.124 | 14.124 | 14.124 | 14.124 | 14.124 | 14.124 | 14.124 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 7,062,118 | 7,062,118 | 7,062,118 | 7,062,118 | 7,062,118 | 7,062,118 | 7,062,118 | 7,062,118 | 7,062,118 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 |

**Scenario B11 – Urban Extension 1000 units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** | |
|---|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal | |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 | |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 | |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | |
| Developer profit adjustment +/- % | | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | | |
| Area (acres) | 70.62 | 70.62 | 70.62 | 70.62 | 70.62 | 70.62 | 70.62 | 70.62 | 70.62 | |
| **Net Developable %** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** | **60%** | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** | |
| Site Size (Gross HA) | **28.58** | **28.58** | **28.58** | **28.58** | **28.58** | **28.58** | **28.58** | **28.58** | **28.58** | |
| No. Dwellings | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% | |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% | |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% | |
| Market | 900 | 900 | 900 | 800 | 800 | 800 | 700 | 700 | 700 | |
| Social (Rent) | 100 | 100 | 100 | 130 | 100 | 100 | 195 | 150 | 210 | |
| Social (Shared Ownership) | 0 | 0 | 0 | 70 | 100 | 100 | 105 | 150 | 90 | |
| Private Floor Area | 1,350,000 | 1,080,000 | 900,000 | 1,200,000 | 960,000 | 800,000 | 1,050,000 | 840,000 | 700,000 | |
| | | | | | | | | | | |
| Social Floor Area | 90,000 | 90,000 | 90,000 | 180,000 | 180,000 | 180,000 | 270,000 | 270,000 | 270,000 | |
| Total Floor Area (sq.ft.) | 1,440,000 | 1,170,000 | 990,000 | 1,380,000 | 1,140,000 | 980,000 | 1,320,000 | 1,110,000 | 970,000 | |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 | |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 | |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 | |
| Sales Revenue Private | £303,750,000 | £210,600,000 | £148,500,000 | £270,000,000 | £187,200,000 | £132,000,000 | £236,250,000 | £163,800,000 | £115,500,000 | £93,600,000 |
| Sales Revenue Social | £9,112,500 | £7,897,500 | £6,682,500 | £20,705,625 | £18,866,250 | £15,963,750 | £31,058,438 | £28,299,375 | £22,386,375 | £10,357,875 |
| Gross Development Value (GDV) | **£312,862,500** | **£218,497,500** | **£155,182,500** | **£290,705,625** | **£206,066,250** | **£147,963,750** | **£267,308,438** | **£192,099,375** | **£137,886,375** | £68,107,875 |
| Base Build Cost (including Externals) | (£166,320,000) | (£128,700,000) | (£108,900,000) | (£159,390,000) | (£125,400,000) | (£107,800,000) | (£152,460,000) | (£122,100,000) | (£106,700,000) | (£53,350,000) |
| Contingencies | (£4,989,600) | (£3,861,000) | (£3,267,000) | (£4,781,700) | (£3,762,000) | (£3,234,000) | (£4,573,800) | (£3,663,000) | (£3,201,000) | (£1,600,500) |
| Abnormals | (£3,326,400) | (£2,574,000) | (£2,178,000) | (£3,187,800) | (£2,508,000) | (£2,156,000) | (£3,049,200) | (£2,442,000) | (£2,134,000) | (£1,067,000) |
| Design and Professional Fees | (£9,979,200) | (£7,722,000) | (£6,534,000) | (£9,563,400) | (£7,524,000) | (£6,468,000) | (£9,147,600) | (£7,326,000) | (£6,402,000) | (£3,201,000) |
| Marketing | (£4,989,600) | (£3,861,000) | (£3,267,000) | (£4,781,700) | (£3,762,000) | (£3,234,000) | (£4,573,800) | (£3,663,000) | (£3,201,000) | (£1,600,500) |
| Sales Costs | (£450,000) | (£450,000) | (£450,000) | (£400,000) | (£400,000) | (£400,000) | (£350,000) | (£350,000) | (£350,000) | (£175,000) |
| S106 Costs - Sustainable Transport | (£250,000) | (£250,000) | (£250,000) | (£250,000) | (£250,000) | (£250,000) | (£250,000) | (£250,000) | (£250,000) | (£125,000) |
| S106 Costs - Education | (£2,400,000) | (£2,400,000) | (£2,400,000) | (£2,400,000) | (£2,400,000) | (£2,400,000) | (£2,400,000) | (£2,400,000) | (£2,400,000) | (£1,200,000) |
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| S106 Costs - off site infrastructure / highways | (£2,000,000) | (£2,000,000) | (£2,000,000) | (£2,000,000) | (£2,000,000) | (£2,000,000) | (£2,000,000) | (£2,000,000) | (£2,000,000) | (£1,000,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£1,159,000) | (£1,159,000) | (£1,159,000) | (£1,159,000) | (£1,159,000) | (£1,159,000) | (£1,159,000) | (£1,159,000) | (£1,159,000) | (£579,500) |
| M4(2) | (£1,001,199) | (£1,001,199) | (£1,001,199) | (£1,001,199) | (£1,001,199) | (£1,001,199) | (£1,001,199) | (£1,001,199) | (£1,001,199) | (£500,599) |
| M4(3) | (£788,171) | (£815,297) | (£815,297) | (£815,297) | (£815,297) | (£815,297) | (£815,297) | (£815,297) | (£815,297) | (£407,649) |
| Total Direct Costs | **(£197,653,169)** | **(£154,793,496)** | **(£132,221,496)** | **(£189,730,096)** | **(£150,981,496)** | **(£130,917,496)** | **(£181,779,896)** | **(£147,169,496)** | **(£129,613,496)** | (£64,806,748) |
| Land Purchase Price | (£17,655,295) | (£14,124,236) | (£10,593,177) | (£17,655,295) | (£14,124,236) | (£10,593,177) | (£17,655,295) | (£14,124,236) | (£10,593,177) | (£5,296,589) |
| Acquisition Costs | (£1,059,318) | (£847,454) | (£635,591) | (£1,059,318) | (£847,454) | (£635,591) | (£1,059,318) | (£847,454) | (£635,591) | (£317,795) |
| Finance Costs | (£3,953,063) | (£3,095,870) | (£2,644,430) | (£3,794,602) | (£3,019,630) | (£2,618,350) | (£3,635,598) | (£2,943,390) | (£2,592,270) | (£1,296,135) |
| Total Finance and Acquisition Costs | **(£22,667,676)** | **(£18,067,560)** | **(£13,873,198)** | **(£22,509,215)** | **(£17,991,320)** | **(£13,847,118)** | **(£22,350,211)** | **(£17,915,080)** | **(£13,821,038)** | (£6,910,519) |
| Developer Profit on GDV | **(£60,750,000)** | **(£42,120,000)** | **(£29,700,000)** | **(£54,000,000)** | **(£37,440,000)** | **(£26,400,000)** | **(£47,250,000)** | **(£32,760,000)** | **(£23,100,000)** | (£11,550,000) |
| Developer profit on affordable | **(£546,750)** | **(£473,850)** | **(£400,950)** | **(£1,242,338)** | **(£1,131,975)** | **(£957,825)** | **(£1,863,506)** | **(£1,697,963)** | **(£1,343,183)** | (£621,473) |
| Total Cost | **(£281,617,595)** | **(£215,454,906)** | **(£176,195,644)** | **(£267,481,648)** | **(£207,544,791)** | **(£172,122,439)** | **(£253,243,613)** | **(£199,542,539)** | **(£167,877,716)** | (£83,888,739) |
| **Surplus/(Deficit) available for s106 etc** | **£31,244,905** | **£3,042,594** | **(£21,013,144)** | **£23,223,977** | **(£1,478,541)** | **(£24,158,689)** | **£14,064,825** | **(£7,443,164)** | **(£29,991,341)** | (£15,780,864) |
| Shorfall | £0 | £0 | £21,013,144 | £0 | £1,478,541 | £24,158,689 | £0 | £7,443,164 | £29,991,341 | £15,780,864 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 6% | 6% | 6% | 6% | 6% | 6% | 6% | 6% | 6% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 70.621 | 70.621 | 70.621 | 70.621 | 70.621 | 70.621 | 70.621 | 70.621 | 70.621 |
| Land (acres non-developable) | 28.248 | 28.248 | 28.248 | 28.248 | 28.248 | 28.248 | 28.248 | 28.248 | 28.248 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| | | | | | | | | | |
| Total land value | | | | | | | | | |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 |

**Scenario B12 – Village 10 Units**

| | **20%** | **20%** | | **30%** | **30%** |
|---|---|---|---|---|---|
| | High | Medium | | High | Medium |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | | 50,000 | - |
| Average sales value psf (adjustment for local area) | 30 | - | | 30 | - |
| Land Value per net developable arce | 250,000 | 200,000 | | 250,000 | 200,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | | 225 | 195 |
| Average sales value psm | 2,422 | 2,099 | | 2,422 | 2,099 |
| Developer profit adjustment +/- % | | | | | |
| Design fee adjustment +/- % | | | | | |
| Abnormal Costs Adjustment | | | | | |
| Area (acres) | 0.72 | 0.72 | | 0.72 | 0.72 |
| **Net Developable %** | **100%** | **100%** | | **100%** | **100%** |
| | | | | | |
| | | | | | |
| Input Value | **0.2** | **0.2** | | **0.3** | **0.3** |
| Site Size (Gross HA) | **0.29** | **0.29** | | **0.29** | **0.29** |
| No. Dwellings | 10 | 10 | | 10 | 10 |
| % Market | 80% | 80% | | 70% | 70% |
| % Social Rented (Affordable) | 13% | 10% | | 19.5% | 15% |
| % intermediate | 7% | 10% | | 10.5% | 15% |
| Market | 8 | 8 | | 7 | 7 |
| Social (Rent) | 1 | 1 | | 2 | 2 |
| Social (Shared Ownership) | 1 | 1 | | 1 | 1 |
| Private Floor Area | 12,000 | 9,600 | | 10,500 | 8,400 |
| | | | | | |
| Social Floor Area | 1,800 | 1,800 | | 2,700 | 2,700 |
| Total Floor Area (sq.ft.) | 13,800 | 11,400 | | 13,200 | 11,100 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | | £225 | £195 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | | £101 | £88 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | | £169 | £146 |
| Sales Revenue Private | £2,700,000 | £1,872,000 | | £2,362,500 | £1,638,000 |
| Sales Revenue Social | £217,688 | £188,663 | | £308,813 | £267,638 |
| Gross Development Value (GDV) | **£2,917,688** | **£2,060,663** | | **£2,671,313** | **£1,905,638** |
| Base Build Cost (including Externals) | (£1,564,920) | (£1,231,200) | | (£1,496,880) | (£1,198,800) |
| Contingencies | (£46,948) | (£36,936) | | (£44,906) | (£35,964) |
| Abnormals | (£31,298) | (£24,624) | | (£29,938) | (£23,976) |
| Design and Professional Fees | (£125,194) | (£98,496) | | (£119,750) | (£95,904) |
| Marketing | (£46,948) | (£36,936) | | (£44,906) | (£35,964) |
| Sales Costs | (£4,000) | (£4,000) | | (£3,500) | (£3,500) |
| S106 Costs - Sustainable Transport | £0 | £0 | | £0 | £0 |

| | | | | | |
|---|---|---|---|---|---|
| S106 Costs - Education | (£24,000) | (£24,000) | | (£24,000) | (£24,000) |
| S106 Costs -Open Space | | | | | |
| S106 Costs - off site infrastructure / highways | (£20,000) | (£20,000) | | (£20,000) | (£20,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£11,590) | (£11,590) | | (£11,590) | (£11,590) |
| M4(2) | £0 | £0 | | £0 | £0 |
| M4(3) | £0 | £0 | | £0 | £0 |
| Total Direct Costs | **(£1,874,897)** | **(£1,487,782)** | | **(£1,795,471)** | **(£1,449,698)** |
| Land Purchase Price | (£179,148) | (£143,318) | | (£179,148) | (£143,318) |
| Acquisition Costs | (£10,749) | (£8,599) | | (£10,749) | (£8,599) |
| Finance Costs | (£37,498) | (£29,756) | | (£35,909) | (£28,994) |
| Total Finance and Acquisition Costs | **(£227,394)** | **(£181,673)** | | **(£225,806)** | **(£180,911)** |
| Developer Profit on GDV | **(£540,000)** | **(£374,400)** | | **(£472,500)** | **(£327,600)** |
| Developer profit on affordable | **£0** | **£0** | | **£0** | **£0** |
| Total Cost | **(£2,642,291)** | **(£2,043,855)** | | **(£2,493,777)** | **(£1,958,209)** |
| **Surplus/(Deficit) available for s106 etc** | **£275,396** | **£16,808** | | **£177,536** | **(£52,572)** |
| Shortfall | £0 | £0 | | £0 | £52,572 |
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | | 1500 | 1200 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | | 60% | 75% |
| Average social dwelling size | 900 | 900 | | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | | 292,500 | 234,000 |
| **£ construction cost £ psf** | 108 | 108 | | 108 | 108 |
| **Contingency (as % of construction cost)** | 3% | 3% | | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | | 2% | 2% |
| **Fees (as % of construction cost)** | 8% | 8% | | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | | 500 | 500 |
| **Finance Costs** | 2% | 2% | | 2% | 2% |
| Social Dwelling value per unit | | | | | |
| Average social dwelling size | 750 | 750 | | 750 | 750 |
| Land (acres net developable) | 0.000 | 0.000 | | 0.000 | 0.000 |
| Land (acres non-developable) | 0.000 | 0.000 | | 0.000 | 0.000 |
| **Land value per net dev acre** | 200,000 | 200,000 | | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | | 250,000 | 200,000 |
| Land Value - net developable area | 143,318 | 143,318 | | 143,318 | 143,318 |
| **Developer profit** | 20% | 20% | | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | | 108 | 108 |

**Scenario B13 – Village 25 Units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | - 50,000 | 50,000 | - | - 50,000 | 50,000 | - | - 50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | - 30 | 30 | - | - 30 | 30 | - | - 30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 | 1.78 |
| **Net Developable %** | **85%** | **85%** | **85%** | **85%** | **85%** | **85%** | **85%** | **85%** | **85%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** | **0.72** |
| No. Dwellings | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 23 | 23 | 23 | 20 | 20 | 20 | 18 | 18 | 18 |
| Social (Rent) | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 5 |
| Social (Shared Ownership) | 0 | 0 | 0 | 2 | 2 | 2 | 3 | 3 | 2 |
| Private Floor Area | 34,500 | 27,600 | 23,000 | 30,000 | 24,000 | 20,000 | 27,000 | 21,600 | 18,000 |
| | | | | | | | | | |
| Social Floor Area | 1,800 | 1,800 | 1,800 | 4,500 | 4,500 | 4,500 | 6,300 | 6,300 | 6,300 |
| Total Floor Area (sq.ft.) | 36,300 | 29,400 | 24,800 | 34,500 | 28,500 | 24,500 | 33,300 | 27,900 | 24,300 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £7,762,500 | £5,382,000 | £3,795,000 | £6,750,000 | £4,680,000 | £3,300,000 | £6,075,000 | £4,212,000 | £2,970,000 |
| Sales Revenue Social | £182,250 | £157,950 | £133,650 | £526,500 | £456,300 | £386,100 | £744,188 | £644,963 | £519,750 |
| Gross Development Value (GDV) | **£7,944,750** | **£5,539,950** | **£3,928,650** | **£7,276,500** | **£5,136,300** | **£3,686,100** | **£6,819,188** | **£4,856,963** | **£3,489,750** |
| Base Build Cost (including Externals) | (£4,116,420) | (£3,175,200) | (£2,678,400) | (£3,912,300) | (£3,078,000) | (£2,646,000) | (£3,776,220) | (£3,013,200) | (£2,624,400) |
| Contingencies | (£205,821) | (£95,256) | (£80,352) | (£117,369) | (£92,340) | (£79,380) | (£113,287) | (£90,396) | (£78,732) |
| Abnormals | (£82,328) | (£63,504) | (£53,568) | (£78,246) | (£61,560) | (£52,920) | (£75,524) | (£60,264) | (£52,488) |
| Design and Professional Fees | (£329,314) | (£254,016) | (£214,272) | (£312,984) | (£246,240) | (£211,680) | (£302,098) | (£241,056) | (£209,952) |
| Marketing | (£123,493) | (£95,256) | (£80,352) | (£117,369) | (£92,340) | (£79,380) | (£113,287) | (£90,396) | (£78,732) |
| Sales Costs | (£11,250) | (£11,250) | (£11,250) | (£10,000) | (£10,000) | (£10,000) | (£8,750) | (£8,750) | (£8,750) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) | (£60,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) | (£50,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) | (£28,975) |
| M4(2) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) | (£26,452) |
| M4(3) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) | (£20,835) |
| Total Direct Costs | **(£5,054,888)** | **(£3,880,744)** | **(£3,304,456)** | **(£4,734,530)** | **(£3,766,742)** | **(£3,265,622)** | **(£4,575,428)** | **(£3,690,324)** | **(£3,239,316)** |
| Land Purchase Price | (£444,780) | (£355,824) | (£266,868) | (£444,780) | (£355,824) | (£266,868) | (£444,780) | (£355,824) | (£266,868) |
| Acquisition Costs | (£26,687) | (£21,349) | (£16,012) | (£26,687) | (£21,349) | (£16,012) | (£26,687) | (£21,349) | (£16,012) |
| Finance Costs | (£101,098) | (£77,615) | (£66,089) | (£94,691) | (£75,335) | (£65,312) | (£91,509) | (£73,806) | (£64,786) |
| Total Finance and Acquisition Costs | **(£572,565)** | **(£454,788)** | **(£348,969)** | **(£566,157)** | **(£452,508)** | **(£348,193)** | **(£562,975)** | **(£450,980)** | **(£347,666)** |
| Developer Profit on GDV | **(£1,552,500)** | **(£1,076,400)** | **(£759,000)** | **(£1,350,000)** | **(£936,000)** | **(£660,000)** | **(£1,215,000)** | **(£842,400)** | **(£594,000)** |
| Developer profit on affordable | **(£10,935)** | **(£9,477)** | **(£8,019)** | **(£31,590)** | **(£27,378)** | **(£23,166)** | **(£44,651)** | **(£38,698)** | **(£31,185)** |
| Total Cost | **(£7,190,888)** | **(£5,421,410)** | **(£4,420,445)** | **(£6,682,278)** | **(£5,182,629)** | **(£4,296,981)** | **(£6,398,054)** | **(£5,022,402)** | **(£4,212,168)** |
| **Surplus/(Deficit) available for s106 etc** | **£753,862** | **£118,540** | **(£491,795)** | **£594,222** | **(£46,329)** | **(£610,881)** | **£421,133** | **(£165,440)** | **(£722,418)** |
| Shorfall | £0 | £0 | £491,795 | £0 | £46,329 | £610,881 | £0 | £165,440 | £722,418 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 5% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 | 1.779 |
| Land (acres non-developable) | 0.267 | 0.267 | 0.267 | 0.267 | 0.267 | 0.267 | 0.267 | 0.267 | 0.267 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 | 355,824 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B14 – Village 50 Units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 3.56 | 3.56 | 3.56 | 3.56 | 3.56 | 3.56 | 3.56 | 3.56 | 3.56 |
| **Net Developable %** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** | **75%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **1.44** | **1.44** | **1.44** | **1.44** | **1.44** | **1.44** | **1.44** | **1.44** | **1.44** |
| No. Dwellings | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 45 | 45 | 45 | 40 | 40 | 40 | 35 | 35 | 35 |
| Social (Rent) | 5 | 5 | 5 | 6.5 | 5 | 5 | 10 | 7 | 10 |
| Social (Shared Ownership) | 0 | 0 | 0 | 3.5 | 5 | 5 | 5 | 7 | 5 |
| Private Floor Area | 67,500 | 54,000 | 45,000 | 60,000 | 48,000 | 40,000 | 52,500 | 42,000 | 35,000 |
| | | | | | | | | | |
| Social Floor Area | 4,500 | 4,500 | 4,500 | 9,000 | 9,000 | 9,000 | 13,500 | 12,600 | 13,500 |
| Total Floor Area (sq.ft.) | 72,000 | 58,500 | 49,500 | 69,000 | 57,000 | 49,000 | 66,000 | 54,600 | 48,500 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £15,187,500 | £10,530,000 | £7,425,000 | £13,500,000 | £9,360,000 | £6,600,000 | £11,812,500 | £8,190,000 | £5,775,000 |
| Sales Revenue Social | £455,625 | £394,875 | £334,125 | £1,035,281 | £943,313 | £798,188 | £1,544,063 | £1,320,638 | £1,132,313 |
| Gross Development Value (GDV) | **£15,643,125** | **£10,924,875** | **£7,759,125** | **£14,535,281** | **£10,303,313** | **£7,398,188** | **£13,356,563** | **£9,510,638** | **£6,907,313** |
| Base Build Cost (including Externals) | (£8,164,800) | (£6,318,000) | (£5,346,000) | (£7,824,600) | (£6,156,000) | (£5,292,000) | (£7,484,400) | (£5,896,800) | (£5,238,000) |
| Contingencies | (£244,944) | (£189,540) | (£160,380) | (£234,738) | (£184,680) | (£158,760) | (£224,532) | (£176,904) | (£157,140) |
| Abnormals | (£163,296) | (£126,360) | (£106,920) | (£156,492) | (£123,120) | (£105,840) | (£149,688) | (£117,936) | (£104,760) |
| Design and Professional Fees | (£653,184) | (£505,440) | (£427,680) | (£625,968) | (£492,480) | (£423,360) | (£598,752) | (£471,744) | (£419,040) |
| Marketing | (£244,944) | (£189,540) | (£160,380) | (£234,738) | (£184,680) | (£158,760) | (£224,532) | (£176,904) | (£157,140) |
| Sales Costs | (£22,500) | (£22,500) | (£22,500) | (£20,000) | (£20,000) | (£20,000) | (£17,500) | (£17,500) | (£17,500) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) | (£120,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) | (£100,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) | (£57,950) |
| M4(2) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) | (£51,754) |
| M4(3) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) | (£40,765) |
| Total Direct Costs | **(£9,864,137)** | **(£7,721,849)** | **(£6,594,329)** | **(£9,467,005)** | **(£7,531,429)** | **(£6,529,189)** | **(£9,069,873)** | **(£7,228,257)** | **(£6,464,049)** |
| Land Purchase Price | (£889,560) | (£711,648) | (£533,736) | (£889,560) | (£711,648) | (£533,736) | (£889,560) | (£711,648) | (£533,736) |
| Acquisition Costs | (£53,374) | (£42,699) | (£32,024) | (£53,374) | (£42,699) | (£32,024) | (£53,374) | (£42,699) | (£32,024) |
| Finance Costs | (£197,283) | (£154,437) | (£131,887) | (£189,340) | (£150,629) | (£130,584) | (£181,397) | (£144,565) | (£129,281) |
| Total Finance and Acquisition Costs | **(£1,140,216)** | **(£908,784)** | **(£697,647)** | **(£1,132,274)** | **(£904,975)** | **(£696,344)** | **(£1,124,331)** | **(£898,912)** | **(£695,041)** |
| Developer Profit on GDV | **(£3,037,500)** | **(£2,106,000)** | **(£1,485,000)** | **(£2,700,000)** | **(£1,872,000)** | **(£1,320,000)** | **(£2,362,500)** | **(£1,638,000)** | **(£1,155,000)** |
| Developer profit on affordable | **(£27,338)** | **(£23,693)** | **(£20,048)** | **(£62,117)** | **(£56,599)** | **(£47,891)** | **(£92,644)** | **(£79,238)** | **(£67,939)** |
| Total Cost | **(£14,069,191)** | **(£10,760,325)** | **(£8,797,023)** | **(£13,361,395)** | **(£10,365,003)** | **(£8,593,424)** | **(£12,649,348)** | **(£9,844,407)** | **(£8,382,029)** |
| **Surplus/(Deficit) available for s106 etc** | **£1,573,934** | **£164,550** | **(£1,037,898)** | **£1,173,886** | **(£61,691)** | **(£1,195,237)** | **£707,215** | **(£333,770)** | **(£1,474,716)** |
| Shortfall | £0 | £0 | £1,037,898 | £0 | £61,691 | £1,195,237 | £0 | £333,770 | £1,474,716 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 3.558 | 3.558 | 3.558 | 3.558 | 3.558 | 3.558 | 3.558 | 3.558 | 3.558 |
| Land (acres non-developable) | 0.890 | 0.890 | 0.890 | 0.890 | 0.890 | 0.890 | 0.890 | 0.890 | 0.890 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 711,648 | 711,648 | 711,648 | 711,648 | 711,648 | 711,648 | 711,648 | 711,648 | 711,648 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B15 – Village 100 Units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 | 7.07 |
| **Net Developable %** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** | **70%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** | **2.86** |
| No. Dwellings | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 90 | 90 | 90 | 80 | 80 | 80 | 70 | 70 | 70 |
| Social (Rent) | 10 | 10 | 10 | 13 | 10 | 10 | 20 | 15 | 21 |
| Social (Shared Ownership) | 0 | 0 | 0 | 7 | 10 | 10 | 10 | 15 | 9 |
| Private Floor Area | 135,000 | 108,000 | 90,000 | 120,000 | 96,000 | 80,000 | 105,000 | 84,000 | 70,000 |
| | | | | | | | | | |
| Social Floor Area | 9,000 | 9,000 | 9,000 | 18,000 | 18,000 | 18,000 | 27,000 | 27,000 | 27,000 |
| Total Floor Area (sq.ft.) | 144,000 | 117,000 | 99,000 | 138,000 | 114,000 | 98,000 | 132,000 | 111,000 | 97,000 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £30,375,000 | £21,060,000 | £14,850,000 | £27,000,000 | £18,720,000 | £13,200,000 | £23,625,000 | £16,380,000 | £11,550,000 |
| Sales Revenue Social | £911,250 | £789,750 | £668,250 | £2,070,563 | £1,886,625 | £1,596,375 | £3,088,125 | £2,829,938 | £2,238,638 |
| Gross Development Value (GDV) | **£31,286,250** | **£21,849,750** | **£15,518,250** | **£29,070,563** | **£20,606,625** | **£14,796,375** | **£26,713,125** | **£19,209,938** | **£13,788,638** |
| Base Build Cost (including Externals) | (£16,329,600) | (£12,636,000) | (£10,692,000) | (£15,649,200) | (£12,312,000) | (£10,584,000) | (£14,968,800) | (£11,988,000) | (£10,476,000) |
| Contingencies | (£489,888) | (£379,080) | (£320,760) | (£469,476) | (£369,360) | (£317,520) | (£449,064) | (£359,640) | (£314,280) |
| Abnormals | (£326,592) | (£252,720) | (£213,840) | (£312,984) | (£246,240) | (£211,680) | (£299,376) | (£239,760) | (£209,520) |
| Design and Professional Fees | (£1,306,368) | (£1,010,880) | (£855,360) | (£1,251,936) | (£984,960) | (£846,720) | (£1,197,504) | (£959,040) | (£838,080) |
| Marketing | (£489,888) | (£379,080) | (£320,760) | (£469,476) | (£369,360) | (£317,520) | (£449,064) | (£359,640) | (£314,280) |
| Sales Costs | (£45,000) | (£45,000) | (£45,000) | (£40,000) | (£40,000) | (£40,000) | (£35,000) | (£35,000) | (£35,000) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) | (£240,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) | (£200,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) | (£115,900) |
| M4(2) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) | (£103,508) |
| M4(3) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) | (£81,530) |
| Total Direct Costs | **(£19,728,274)** | **(£15,443,698)** | **(£13,188,658)** | **(£18,934,010)** | **(£15,062,858)** | **(£13,058,378)** | **(£18,139,746)** | **(£14,682,018)** | **(£12,928,098)** |
| Land Purchase Price | (£1,766,765) | (£1,413,412) | (£1,060,059) | (£1,766,765) | (£1,413,412) | (£1,060,059) | (£1,766,765) | (£1,413,412) | (£1,060,059) |
| Acquisition Costs | (£106,006) | (£84,805) | (£63,604) | (£106,006) | (£84,805) | (£63,604) | (£106,006) | (£84,805) | (£63,604) |
| Finance Costs | (£394,565) | (£308,874) | (£263,773) | (£378,680) | (£301,257) | (£261,168) | (£362,795) | (£293,640) | (£258,562) |
| Total Finance and Acquisition Costs | **(£2,267,336)** | **(£1,807,091)** | **(£1,387,436)** | **(£2,251,451)** | **(£1,799,474)** | **(£1,384,830)** | **(£2,235,566)** | **(£1,791,857)** | **(£1,382,224)** |
| Developer Profit on GDV | **(£6,075,000)** | **(£4,212,000)** | **(£2,970,000)** | **(£5,400,000)** | **(£3,744,000)** | **(£2,640,000)** | **(£4,725,000)** | **(£3,276,000)** | **(£2,310,000)** |
| Developer profit on affordable | **(£54,675)** | **(£47,385)** | **(£40,095)** | **(£124,234)** | **(£113,198)** | **(£95,783)** | **(£185,288)** | **(£169,796)** | **(£134,318)** |
| Total Cost | **(£28,125,285)** | **(£21,510,174)** | **(£17,586,189)** | **(£26,709,695)** | **(£20,719,529)** | **(£17,178,990)** | **(£25,285,599)** | **(£19,919,671)** | **(£16,754,641)** |
| **Surplus/(Deficit) available for s106 etc** | **£3,160,965** | **£339,576** | **(£2,067,939)** | **£2,360,868** | **(£112,904)** | **(£2,382,615)** | **£1,427,526** | **(£709,734)** | **(£2,966,003)** |
| Shortfall | £0 | £0 | £2,067,939 | £0 | £112,904 | £2,382,615 | £0 | £709,734 | £2,966,003 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 | 7.067 |
| Land (acres non-developable) | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 | 2.120 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 | 1,413,412 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Scenario B16 – Village 250 Units**

| | **10%** | **10%** | **10%** | **20%** | **20%** | **20%** | **30%** | **30%** | **30%** |
|---|---|---|---|---|---|---|---|---|---|
| | High | Medium | Marginal | High | Medium | Marginal | High | Medium | Marginal |
| Land Value Net Developable per acre (adjustment for local area %) | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 | 50,000 | - | -<br>50,000 |
| Average sales value psf (adjustment for local area) | 30 | - | -<br>30 | 30 | - | -<br>30 | 30 | - | -<br>30 |
| Land Value per net developable arce | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Average sales value psf (after adjustment for local area %) | 225 | 195 | 165 | 225 | 195 | 165 | 225 | 195 | 165 |
| Average sales value psm | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 | 2,422 | 2,099 | 1,776 |
| Developer profit adjustment +/- % | | | | | | | | | |
| Design fee adjustment +/- % | | | | | | | | | |
| Abnormal Costs Adjustment | | | | | | | | | |
| Area (acres) | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 | 17.67 |
| **Net Developable %** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** | **65%** |
| | | | | | | | | | |
| | | | | | | | | | |
| Input Value | **0.1** | **0.1** | **0.1** | **0.2** | **0.2** | **0.2** | **0.3** | **0.3** | **0.3** |
| Site Size (Gross HA) | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** | **7.15** |
| No. Dwellings | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| % Market | 90% | 90% | 90% | 80% | 80% | 80% | 70% | 70% | 70% |
| % Social Rented (Affordable) | 10% | 10% | 10% | 13% | 10% | 10% | 19.5% | 15% | 21% |
| % intermediate | | | | 7% | 10% | 10% | 10.5% | 15% | 9% |
| Market | 225 | 225 | 225 | 200 | 200 | 200 | 175 | 175 | 175 |
| Social (Rent) | 25 | 25 | 25 | 33 | 25 | 25 | 49 | 38 | 52 |
| Social (Shared Ownership) | 0 | 0 | 0 | 17 | 25 | 25 | 26 | 37 | 23 |
| Private Floor Area | 337,500 | 270,000 | 225,000 | 300,000 | 240,000 | 200,000 | 262,500 | 210,000 | 175,000 |
| | | | | | | | | | |
| Social Floor Area | 22,500 | 22,500 | 22,500 | 45,000 | 45,000 | 45,000 | 67,500 | 67,500 | 67,500 |
| Total Floor Area (sq.ft.) | 360,000 | 292,500 | 247,500 | 345,000 | 285,000 | 245,000 | 330,000 | 277,500 | 242,500 |
| Sales Revenue (£/sq.ft) (Private) | £225 | £195 | £165 | £225 | £195 | £165 | £225 | £195 | £165 |
| Sales Revenue (£/sq.ft) (Social Rented)) | £101 | £88 | £74 | £101 | £88 | £74 | £101 | £88 | £74 |
| Sales Revenue (£/sq.ft) (Shared ownership)) | £169 | £146 | £124 | £169 | £146 | £124 | £169 | £146 | £124 |
| Sales Revenue Private | £75,937,500 | £52,650,000 | £37,125,000 | £67,500,000 | £46,800,000 | £33,000,000 | £59,062,500 | £40,950,000 | £28,875,000 |
| Sales Revenue Social | £2,278,125 | £1,974,375 | £1,670,625 | £5,158,688 | £4,716,563 | £3,990,938 | £7,755,750 | £7,059,488 | £5,609,588 |
| Gross Development Value (GDV) | **£78,215,625** | **£54,624,375** | **£38,795,625** | **£72,658,688** | **£51,516,563** | **£36,990,938** | **£66,818,250** | **£48,009,488** | **£34,484,588** |
| Base Build Cost (including Externals) | (£40,824,000) | (£31,590,000) | (£26,730,000) | (£39,123,000) | (£30,780,000) | (£26,460,000) | (£37,422,000) | (£29,970,000) | (£26,190,000) |
| Contingencies | (£1,224,720) | (£947,700) | (£801,900) | (£1,173,690) | (£923,400) | (£793,800) | (£1,122,660) | (£899,100) | (£785,700) |
| Abnormals | (£816,480) | (£631,800) | (£534,600) | (£782,460) | (£615,600) | (£529,200) | (£748,440) | (£599,400) | (£523,800) |
| Design and Professional Fees | (£3,265,920) | (£2,527,200) | (£2,138,400) | (£3,129,840) | (£2,462,400) | (£2,116,800) | (£2,993,760) | (£2,397,600) | (£2,095,200) |
| Marketing | (£1,224,720) | (£947,700) | (£801,900) | (£1,173,690) | (£923,400) | (£793,800) | (£1,122,660) | (£899,100) | (£785,700) |
| Sales Costs | (£112,500) | (£112,500) | (£112,500) | (£100,000) | (£100,000) | (£100,000) | (£87,500) | (£87,500) | (£87,500) |
| S106 Costs - Sustainable Transport | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Education | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) | (£600,000) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| S106 Costs -Open Space | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - off site infrastructure / highways | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) | (£500,000) |
| S106 Costs - Affordable Homes (off-site contbn) | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 Costs - Biodiversity net gain | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) | (£289,750) |
| M4(2) | (£258,770) | (£258,770) | (£258,770) | (£258,770) | (£258,770) | (£258,770) | (£258,770) | (£258,770) | (£258,770) |
| M4(3) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) | (£203,824) |
| Total Direct Costs | **(£49,320,685)** | **(£38,609,245)** | **(£32,971,645)** | **(£47,335,025)** | **(£37,657,145)** | **(£32,645,945)** | **(£45,349,365)** | **(£36,705,045)** | **(£32,320,245)** |
| Land Purchase Price | (£4,416,913) | (£3,533,530) | (£2,650,148) | (£4,416,913) | (£3,533,530) | (£2,650,148) | (£4,416,913) | (£3,533,530) | (£2,650,148) |
| Acquisition Costs | (£265,015) | (£212,012) | (£159,009) | (£265,015) | (£212,012) | (£159,009) | (£265,015) | (£212,012) | (£159,009) |
| Finance Costs | (£986,414) | (£772,185) | (£659,433) | (£946,700) | (£753,143) | (£652,919) | (£906,987) | (£734,101) | (£646,405) |
| Total Finance and Acquisition Costs | **(£5,668,341)** | **(£4,517,727)** | **(£3,468,589)** | **(£5,628,628)** | **(£4,498,685)** | **(£3,462,075)** | **(£5,588,915)** | **(£4,479,643)** | **(£3,455,561)** |
| Developer Profit on GDV | **(£15,187,500)** | **(£10,530,000)** | **(£7,425,000)** | **(£13,500,000)** | **(£9,360,000)** | **(£6,600,000)** | **(£11,812,500)** | **(£8,190,000)** | **(£5,775,000)** |
| Developer profit on affordable | **(£136,688)** | **(£118,463)** | **(£100,238)** | **(£309,521)** | **(£282,994)** | **(£239,456)** | **(£465,345)** | **(£423,569)** | **(£336,575)** |
| Total Cost | **(£70,313,213)** | **(£53,775,434)** | **(£43,965,471)** | **(£66,773,174)** | **(£51,798,823)** | **(£42,947,476)** | **(£63,216,124)** | **(£49,798,257)** | **(£41,887,381)** |
| **Surplus/(Deficit) available for s106 etc** | **£7,902,412** | **£848,941** | **(£5,169,846)** | **£5,885,514** | **(£282,261)** | **(£5,956,539)** | **£3,602,126** | **(£1,788,769)** | **(£7,402,794)** |
| Shortfall | £0 | £0 | £5,169,846 | £0 | £282,261 | £5,956,539 | £0 | £1,788,769 | £7,402,794 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Sales Revenue (£/sq.ft) (Private) | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 | 195.00 |
| Average sq ft per private dwelling | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 | 1500 | 1200 | 1000 |
| **Social dwelling size - proportionate to average market** | 60% | 75% | 90% | 60% | 75% | 90% | 60% | 75% | 90% |
| Average social dwelling size | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| Social Rented as a % of private | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% | 45.0% |
| Social Shared ownership as % of private | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% | 75.0% |
| Average Value per Market unit | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 | 292,500 | 234,000 | 195,000 |
| **£ construction cost £ psf** | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| **Contingency (as % of construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Abnormals (as % of construction cost)** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| **Fees (as % of construction cost)** | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| **Marketing (as % construction cost)** | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| **Sales cost per private unit** | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| **Finance Costs** | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Social Dwelling value per unit | | | | | | | | | |
| Average social dwelling size | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Land (acres net developable) | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 | 17.668 |
| Land (acres non-developable) | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 | 6.184 |
| **Land value per net dev acre** | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Land Value per acre (Blended) Calculation | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 | 250,000 | 200,000 | 150,000 |
| Land Value - net developable area | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 | 3,533,530 |
| **Developer profit** | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| Build cost psf (includes externals) | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 |

**Appendix D – BCIS Average Prices Summary**

| Ref | Property Start Date | Current Chargeable band | Chargeable Band Start Date | Full | Property | Address 1 | Address 2 | Post | Code | Area Sqm | Sold Price | £ m2 | £ ft 2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8 | 23/11/2018 | D | 23/11/2018 | 77 | The | Fairway | Darlington | DL1 | 1ES | 117 | 239,995 | 2051.2393 | 190.57 |
| 6 | 23/11/2018 | D | 23/11/2018 | 75 | The | Fairway | Darlington | DL1 | 1ES | 82 | 184,995 | 2256.0366 | 209.59 |
| 4 | 26/11/2018 | D | 26/11/2018 | 73 | The | Fairway | Darlington | DL1 | 1ES | 108 | 204,995 | 1898.1019 | 176.34 |
| 3 | 26/11/2018 | D | 26/11/2018 | 71 | The | Fairway | Darlington | DL1 | 1ES | 82 | 186,995 | 2280.4268 | 211.86 |
| 7 | 03/12/2018 | D | 03/12/2018 | 76 | The | Fairway | Darlington | DL1 | 1ES | 106 | 199,995 | 1886.7453 | 175.28 |
| 5 | 03/12/2018 | D | 03/12/2018 | 74 | The | Fairway | Darlington | DL1 | 1ES | 117 | 244,995 | 2093.9744 | 194.54 |
| 1 | 19/12/2018 | D | 19/12/2018 | 67 | The | Fairway | Darlington | DL1 | 1ES | 106 | 214,995 | 2028.2547 | 188.43 |
| 2 | 19/12/2018 | D | 19/12/2018 | 69 | The | Fairway | Darlington | DL1 | 1ES | 106 | 219,995 | 2075.4245 | 192.81 |
| 15 | 16/07/2018 | D | 16/07/2018 | 7 | Skylark | Close | Darlington | DL1 | 1FR | 117 | 234,995 | 2008.5043 | 186.60 |
| 14 | 16/07/2018 | D | 16/07/2018 | 6 | Skylark | Close | Darlington | DL1 | 1FR | 82 | 179,995 | 2195.061 | 203.93 |
| 13 | 16/07/2018 | D | 16/07/2018 | 5 | Skylark | Close | Darlington | DL1 | 1FR | 82 | 182,500 | 2225.6098 | 206.77 |
| 12 | 08/08/2018 | C | 08/08/2018 | 4 | Skylark | Close | Darlington | DL1 | 1FR | 117 | 239,995 | 2051.2393 | 190.57 |
| 16 | 28/09/2018 | D | 28/09/2018 | 8 | Skylark | Close | Darlington | DL1 | 1FR | 106 | 209,995 | 1981.0849 | 184.05 |
| 9 | 28/09/2018 | D | 28/09/2018 | 1 | Skylark | Close | Darlington | DL1 | 1FR | 117 | 239,995 | 2051.2393 | 190.57 |
| 10 | 10/10/2018 | D | 10/10/2018 | 2 | Skylark | Close | Darlington | DL1 | 1FR | 108 | 199,995 | 1851.8056 | 172.04 |
| 11 | 10/10/2018 | D | 10/10/2018 | 3 | Skylark | Close | Darlington | DL1 | 1FR | 108 | 199,995 | 1851.8056 | 172.04 |
| 18 | 10/10/2018 | D | 10/10/2018 | 10 | Skylark | Close | Darlington | DL1 | 1FR | 106 | 202,495 | 1910.3302 | 177.48 |
| 17 | 10/10/2018 | D | 10/10/2018 | 9 | Skylark | Close | Darlington | DL1 | 1FR | 82 | 184,995 | 2256.0366 | 209.59 |
| 19 | 17/10/2018 | D | 17/10/2018 | 11 | Skylark | Close | Darlington | DL1 | 1FR | 106 | 209,995 | 1981.0849 | 184.05 |
| 20 | 29/10/2018 | D | 29/10/2018 | 12 | Skylark | Close | Darlington | DL1 | 1FR | 117 | 239,995 | 2051.2393 | 190.57 |
| 26 | 05/01/2018 | D | 05/01/2018 | 38 | Kingfisher | Way | Darlington | DL1 | 1FS | 82 | 170,000 | 2073.1707 | 192.60 |
| 21 | 08/01/2018 | D | 08/01/2018 | 17 | Kingfisher | Way | Darlington | DL1 | 1FS | 82 | 179,995 | 2195.061 | 203.93 |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 28/02/2018 | D | 28/02/2018 | 21 | Kingfisher | Way | Darlington | DL1 | 1FS | 117 | 234,995 | 2008.5043 | 186.60 |
| 27 | 15/03/2018 | D | 11/05/2018 | 40 | Kingfisher | Way | Darlington | DL1 | 1FS | 82 | 179,995 | 2195.061 | 203.93 |
| 24 | 19/03/2018 | D | 19/03/2018 | 25 | Kingfisher | Way | Darlington | DL1 | 1FS | 106 | 199,995 | 1886.7453 | 175.28 |
| 25 | 19/03/2018 | D | 19/03/2018 | 27 | Kingfisher | Way | Darlington | DL1 | 1FS | 106 | 199,995 | 1886.7453 | 175.28 |
| 23 | 19/03/2018 | D | 19/03/2018 | 23 | Kingfisher | Way | Darlington | DL1 | 1FS | 82 | 182,995 | 2231.6463 | 207.33 |
| 29 | 14/05/2018 | D | 14/05/2018 | 44 | Kingfisher | Way | Darlington | DL1 | 1FS | 108 | 197,495 | 1828.6574 | 169.89 |
| 28 | 06/06/2018 | D | 06/06/2018 | 42 | Kingfisher | Way | Darlington | DL1 | 1FS | 108 | 194,995 | 1805.5093 | 167.74 |
| 35 | 20/04/2018 | D | 20/04/2018 | 43 | Paton | Way | Darlington | DL1 | 1LP | 107 | 199,950 | 1868.6916 | 173.61 |
| 37 | 11/05/2018 | D | 11/05/2018 | 45 | Paton | Way | Darlington | DL1 | 1LP | 90 | 159,950 | 1777.2222 | 165.11 |
| 34 | 20/06/2018 | B | 20/06/2018 | 42 | Paton | Way | Darlington | DL1 | 1LP | 79 | 151,950 | 1923.4177 | 178.69 |
| 31 | 22/06/2018 | B | 22/06/2018 | 36 | Paton | Way | Darlington | DL1 | 1LP | 62 | 124,950 | 2015.3226 | 187.23 |
| 39 | 23/06/2018 | D | 23/06/2018 | 47 | Paton | Way | Darlington | DL1 | 1LP | 90 | 172,950 | 1921.6667 | 178.53 |
| 32 | 25/06/2018 | B | 25/06/2018 | 38 | Paton | Way | Darlington | DL1 | 1LP | 62 | 124,950 | 2015.3226 | 187.23 |
| 33 | 29/06/2018 | B | 29/06/2018 | 40 | Paton | Way | Darlington | DL1 | 1LP | 62 | 124,950 | 2015.3226 | 187.23 |
| 38 | 01/07/2018 | B | 01/07/2018 | 46 | Paton | Way | Darlington | DL1 | 1LP | 79 | 151,950 | 1923.4177 | 178.69 |
| 30 | 01/07/2018 | B | 01/07/2018 | 34 | Paton | Way | Darlington | DL1 | 1LP | 62 | 127,950 | 2063.7097 | 191.73 |
| 36 | 08/07/2018 | B | 08/07/2018 | 44 | Paton | Way | Darlington | DL1 | 1LP | 79 | 139,950 | 1771.519 | 164.58 |
| 40 | 08/07/2018 | D | 08/07/2018 | 49 | Paton | Way | Darlington | DL1 | 1LP | 90 | 159,950 | 1777.2222 | 165.11 |
| 42 | 01/08/2018 | D | 01/08/2018 | 53 | Paton | Way | Darlington | DL1 | 1LP | 104 | 192,950 | 1855.2885 | 172.36 |
| 43 | 09/08/2018 | D | 09/08/2018 | 55 | Paton | Way | Darlington | DL1 | 1LP | 90 | 156,703 | 1741.1444 | 161.76 |
| 41 | 09/08/2018 | D | 09/08/2018 | 51 | Paton | Way | Darlington | DL1 | 1LP | 104 | 189,950 | 1826.4423 | 169.68 |
| 44 | 09/08/2018 | D | 09/08/2018 | 57 | Paton | Way | Darlington | DL1 | 1LP | 90 | 164,950 | 1832.7778 | 170.27 |
| 45 | 29/03/2018 | D | 29/03/2018 | 1 | Carding | Drive | Darlington | DL1 | 1NA | 98 | 199,950 | 2040.3061 | 189.55 |
| 46 | 29/03/2018 | D | 29/03/2018 | 3 | Carding | Drive | Darlington | DL1 | 1NA | 98 | 199,950 | 2040.3061 | 189.55 |
| 48 | 20/04/2018 | D | 20/04/2018 | 7 | Carding | Drive | Darlington | DL1 | 1NA | 90 | 167,950 | 1866.1111 | 173.37 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 50 | 27/04/2018 | B | 27/04/2018 | 11 | Carding | Drive | Darlington | DL1 | 1NA | 72 | 100,000 | 1388.8889 | 129.03 |
| 47 | 27/04/2018 | D | 27/04/2018 | 5 | Carding | Drive | Darlington | DL1 | 1NA | 107 | 194,950 | 1821.9626 | 169.27 |
| 49 | 27/04/2018 | D | 27/04/2018 | 9 | Carding | Drive | Darlington | DL1 | 1NA | 90 | 187,950 | 2088.3333 | 194.01 |
| 60 | 09/08/2018 | B | 09/08/2018 | 42 | Carding | Drive | Darlington | DL1 | 1NA | 79 | 119,950 | 1518.3544 | 141.06 |
| 61 | 09/08/2018 | B | 09/08/2018 | 44 | Carding | Drive | Darlington | DL1 | 1NA | 79 | 119,950 | 1518.3544 | 141.06 |
| 59 | 09/08/2018 | B | 09/08/2018 | 40 | Carding | Drive | Darlington | DL1 | 1NA | 79 | 149,950 | 1898.1013 | 176.34 |
| 58 | 09/08/2018 | B | 09/08/2018 | 38 | Carding | Drive | Darlington | DL1 | 1NA | 62 | 139,950 | 2257.2581 | 209.71 |
| 57 | 09/08/2018 | B | 09/08/2018 | 36 | Carding | Drive | Darlington | DL1 | 1NA | 62 | 144,920 | 2337.4194 | 217.15 |
| 69 | 07/03/2018 | B | 26/03/2018 | 17 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 149,950 | 1530.102 | 142.15 |
| 68 | 19/03/2018 | B | 19/03/2018 | 15 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 148,950 | 1519.898 | 141.20 |
| 71 | 27/04/2018 | B | 27/04/2018 | 21 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 138,950 | 1417.8571 | 131.72 |
| 70 | 11/05/2018 | B | 11/05/2018 | 19 | Baldwin | Lane | Darlington | DL1 | 1QA | 63 | 90,000 | 1428.5714 | 132.72 |
| 72 | 11/05/2018 | B | 11/05/2018 | 23 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 148,950 | 1519.898 | 141.20 |
| 74 | 01/06/2018 | C | 01/06/2018 | 27 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 154,950 | 1581.1224 | 146.89 |
| 73 | 11/06/2018 | C | 11/06/2018 | 25 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 154,950 | 1581.1224 | 146.89 |
| 76 | 22/06/2018 | C | 22/06/2018 | 31 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 149,950 | 1530.102 | 142.15 |
| 75 | 08/07/2018 | B | 08/07/2018 | 29 | Baldwin | Lane | Darlington | DL1 | 1QA | 63 | 90,000 | 1428.5714 | 132.72 |
| 77 | 08/07/2018 | C | 08/07/2018 | 33 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 154,950 | 1581.1224 | 146.89 |
| 79 | 07/09/2018 | C | 07/09/2018 | 37 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 149,950 | 1530.102 | 142.15 |
| 80 | 07/09/2018 | C | 07/09/2018 | 39 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 149,950 | 1530.102 | 142.15 |
| 78 | 07/09/2018 | C | 07/09/2018 | 35 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 154,950 | 1581.1224 | 146.89 |
| 81 | 01/10/2018 | C | 01/10/2018 | 41 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 149,950 | 1530.102 | 142.15 |
| 82 | 01/10/2018 | C | 01/10/2018 | 43 | Baldwin | Lane | Darlington | DL1 | 1QA | 98 | 150,520 | 1535.9184 | 142.69 |
| 83 | 03/12/2018 | B | 03/12/2018 | 57 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 85,000 | 1370.9677 | 127.37 |
| 84 | 03/12/2018 | B | 03/12/2018 | 59 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 85,000 | 1370.9677 | 127.37 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85 | 03/12/2018 | B | 03/12/2018 | 61 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 90,000 | 1451.6129 | 134.86 |
| 86 | 03/12/2018 | B | 03/12/2018 | 63 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 90,000 | 1451.6129 | 134.86 |
| 87 | 03/12/2018 | B | 03/12/2018 | 65 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 90,000 | 1451.6129 | 134.86 |
| 88 | 03/12/2018 | B | 03/12/2018 | 67 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 90,000 | 1451.6129 | 134.86 |
| 89 | 12/12/2018 | D | 12/12/2018 | 69 | Baldwin | Lane | Darlington | DL1 | 1QA | 112 | 169,950 | 1517.4107 | 140.97 |
| 90 | 17/12/2018 | D | 17/12/2018 | 71 | Baldwin | Lane | Darlington | DL1 | 1QA | 112 | 169,950 | 1517.4107 | 140.97 |
| 91 | 17/12/2018 | D | 17/12/2018 | 73 | Baldwin | Lane | Darlington | DL1 | 1QA | 112 | 169,950 | 1517.4107 | 140.97 |
| 92 | 17/12/2018 | D | 17/12/2018 | 75 | Baldwin | Lane | Darlington | DL1 | 1QA | 112 | 169,950 | 1517.4107 | 140.97 |
| 96 | 29/03/2018 | B | 29/03/2018 | 19 | Greener | Drive | Darlington | DL1 | 5JP | 57 | 99,950 | 1753.5088 | 162.91 |
| 93 | 20/04/2018 | B | 20/04/2018 | 16 | Greener | Drive | Darlington | DL1 | 5JP | 57 | 99,950 | 1753.5088 | 162.91 |
| 100 | 20/04/2018 | B | 20/04/2018 | 23 | Greener | Drive | Darlington | DL1 | 5JP | 57 | 99,950 | 1753.5088 | 162.91 |
| 94 | 20/04/2018 | B | 20/04/2018 | 17 | Greener | Drive | Darlington | DL1 | 5JP | 56 | 99,950 | 1784.8214 | 165.82 |
| 99 | 20/04/2018 | B | 20/04/2018 | 22 | Greener | Drive | Darlington | DL1 | 5JP | 56 | 99,950 | 1784.8214 | 165.82 |
| 103 | 20/04/2018 | B | 20/04/2018 | 26 | Greener | Drive | Darlington | DL1 | 5JP | 56 | 99,950 | 1784.8214 | 165.82 |
| 95 | 20/04/2018 | B | 20/04/2018 | 18 | Greener | Drive | Darlington | DL1 | 5JP | 56 | 104,950 | 1874.1071 | 174.11 |
| 98 | 20/04/2018 | B | 20/04/2018 | 21 | Greener | Drive | Darlington | DL1 | 5JP | 56 | 105,500 | 1883.9286 | 175.02 |
| 97 | 20/04/2018 | B | 20/04/2018 | 20 | Greener | Drive | Darlington | DL1 | 5JP | 57 | 108,950 | 1911.4035 | 177.58 |
| 101 | 20/04/2018 | B | 20/04/2018 | 24 | Greener | Drive | Darlington | DL1 | 5JP | 57 | 108,950 | 1911.4035 | 177.58 |
| 102 | 20/04/2018 | B | 20/04/2018 | 25 | Greener | Drive | Darlington | DL1 | 5JP | 56 | 110,950 | 1981.25 | 184.06 |
| 104 | 14/12/2018 | E | 14/12/2018 | 60 | Greener | Drive | Darlington | DL1 | 5JP | 146 | 330,000 | 2260.274 | 209.99 |
| 106 | 02/05/2018 | E | 02/05/2018 | 12 | Peverell | Walk | Darlington | DL1 | 5LY | 149 | 234,450 | 1573.4899 | 146.18 |
| 105 | 11/05/2018 | E | 11/05/2018 | 10 | Peverell | Walk | Darlington | DL1 | 5LY | 149 | 249,950 | 1677.5168 | 155.85 |
| 107 | 04/02/2018 | A | 04/02/2018 | Annex | At | Meadowbrook | Roundhill | DL2 | 1QD | 243 | 305,995 | 1259.2387 | 116.99 |
| 109 | 19/01/2018 | E | 19/01/2018 | 11 | Goosepool | Way | Middleton | DL2 | 1RA | 113 | 254,950 | 2256.1947 | 209.61 |
| 108 | 26/01/2018 | E | 26/01/2018 | 9 | Goosepool | Way | Middleton | DL2 | 1RA | 124 | 274,950 | 2217.3387 | 206.00 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 111 | 23/02/2018 | F | 23/02/2018 | 17 | Goosepool | Way | Middleton | DL2 | 1RA | 151 | 324,950 | 2151.9868 | 199.93 |
| 110 | 23/02/2018 | E | 23/02/2018 | 15 | Goosepool | Way | Middleton | DL2 | 1RA | 124 | 281,950 | 2273.7903 | 211.24 |
| 112 | 16/03/2018 | E | 16/03/2018 | 19 | Goosepool | Way | Middleton | DL2 | 1RA | 113 | 256,950 | 2273.8938 | 211.25 |
| 113 | 23/03/2018 | F | 23/03/2018 | 21 | Goosepool | Way | Middleton | DL2 | 1RA | 151 | 324,950 | 2151.9868 | 199.93 |
| 115 | 23/03/2018 | F | 23/03/2018 | 25 | Goosepool | Way | Middleton | DL2 | 1RA | 175 | 379,950 | 2171.1429 | 201.71 |
| 114 | 29/03/2018 | E | 29/03/2018 | 23 | Goosepool | Way | Middleton | DL2 | 1RA | 131 | 294,950 | 2251.5267 | 209.17 |
| 117 | 29/03/2018 | E | 29/03/2018 | 29 | Goosepool | Way | Middleton | DL2 | 1RA | 132 | 304,950 | 2310.2273 | 214.63 |
| 116 | 20/04/2018 | F | 20/04/2018 | 27 | Goosepool | Way | Middleton | DL2 | 1RA | 170 | 364,950 | 2146.7647 | 199.44 |
| 118 | 18/05/2018 | E | 18/05/2018 | 31 | Goosepool | Way | Middleton | DL2 | 1RA | 132 | 299,950 | 2272.3485 | 211.11 |
| 119 | 29/05/2018 | E | 29/05/2018 | 33 | Goosepool | Way | Middleton | DL2 | 1RA | 124 | 281,950 | 2273.7903 | 211.24 |
| 120 | 11/06/2018 | E | 11/06/2018 | 35 | Goosepool | Way | Middleton | DL2 | 1RA | 132 | 297,950 | 2257.197 | 209.70 |
| 121 | 02/11/2018 | F | 02/11/2018 | 37 | Goosepool | Way | Middleton | DL2 | 1RA | 151 | 325,950 | 2158.6093 | 200.54 |
| 122 | 26/11/2018 | E | 26/11/2018 | 39 | Goosepool | Way | Middleton | DL2 | 1RA | 124 | 285,950 | 2306.0484 | 214.24 |
| 123 | 01/12/2018 | C | 01/12/2018 | 43 | Goosepool | Way | Middleton | DL2 | 1RA | 88 | 195,950 | 2226.7045 | 206.87 |
| 124 | 01/12/2018 | C | 01/12/2018 | 45 | Goosepool | Way | Middleton | DL2 | 1RA | 88 | 195,950 | 2226.7045 | 206.87 |
| 125 | 20/12/2018 | E | 20/12/2018 | 47 | Goosepool | Way | Middleton | DL2 | 1RA | 113 | 257,950 | 2282.7434 | 212.07 |
| 126 | 09/04/2018 | E | 09/04/2018 | 26 | Goosepool | Way | Middleton | DL2 | 1RE | 103 | 232,950 | 2261.6505 | 210.11 |
| 127 | 17/09/2018 | E | 17/09/2018 | 28 | Goosepool | Way | Middleton | DL2 | 1RE | 103 | 238,950 | 2319.9029 | 215.53 |
| 129 | 11/10/2018 | D | 11/10/2018 | 32 | Goosepool | Way | Middleton | DL2 | 1RE | 89 | 199,950 | 2246.6292 | 208.72 |
| 128 | 13/10/2018 | D | 13/10/2018 | 30 | Goosepool | Way | Middleton | DL2 | 1RE | 99 | 217,950 | 2201.5152 | 204.53 |
| 130 | 13/10/2018 | D | 13/10/2018 | 34 | Goosepool | Way | Middleton | DL2 | 1RE | 99 | 217,950 | 2201.5152 | 204.53 |
| 132 | 30/11/2018 | D | 30/11/2018 | 38 | Goosepool | Way | Middleton | DL2 | 1RE | 89 | 204,950 | 2302.809 | 213.94 |
| 131 | 03/12/2018 | E | 03/12/2018 | 36 | Goosepool | Way | Middleton | DL2 | 1RE | 131 | 279,950 | 2137.0229 | 198.54 |
| 134 | 03/12/2018 | C | 03/12/2018 | 42 | Goosepool | Way | Middleton | DL2 | 1RE | 76 | 177,950 | 2341.4474 | 217.53 |
| 133 | 03/12/2018 | C | 03/12/2018 | 40 | Goosepool | Way | Middleton | DL2 | 1RE | 76 | 179,950 | 2367.7632 | 219.97 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 135 | 24/12/2018 | D | 24/12/2018 | 46 | Goosepool | Way | Middleton | DL2 | 1RE | 89 | 206,950 | 2325.2809 | 216.03 |
| 143 | 29/03/2018 | E | 29/03/2018 | 8 | Whitworth | Drive | Middleton | DL2 | 1TZ | 103 | 232,950 | 2261.6505 | 210.11 |
| 148 | 29/03/2018 | E | 29/03/2018 | 14 | Whitworth | Drive | Middleton | DL2 | 1TZ | 117 | 269,950 | 2307.265 | 214.35 |
| 145 | 16/04/2018 | D | 16/04/2018 | 10 | Whitworth | Drive | Middleton | DL2 | 1TZ | 99 | 216,950 | 2191.4141 | 203.59 |
| 147 | 16/04/2018 | F | 16/04/2018 | 12 | Whitworth | Drive | Middleton | DL2 | 1TZ | 141 | 309,950 | 2198.227 | 204.22 |
| 137 | 21/05/2018 | E | 21/05/2018 | 2 | Whitworth | Drive | Middleton | DL2 | 1TZ | 131 | 279,950 | 2137.0229 | 198.54 |
| 139 | 21/05/2018 | D | 21/05/2018 | 4 | Whitworth | Drive | Middleton | DL2 | 1TZ | 89 | 199,950 | 2246.6292 | 208.72 |
| 141 | 21/05/2018 | E | 21/05/2018 | 6 | Whitworth | Drive | Middleton | DL2 | 1TZ | 119 | 269,950 | 2268.4874 | 210.75 |
| 157 | 01/06/2018 | C | 01/06/2018 | 31 | Whitworth | Drive | Middleton | DL2 | 1TZ | 86 | 232,950 | 2708.7209 | 251.65 |
| 159 | 18/06/2018 | E | 18/06/2018 | 35 | Whitworth | Drive | Middleton | DL2 | 1TZ | 131 | 279,950 | 2137.0229 | 198.54 |
| 158 | 18/06/2018 | D | 18/06/2018 | 33 | Whitworth | Drive | Middleton | DL2 | 1TZ | 89 | 196,300 | 2205.618 | 204.91 |
| 156 | 18/06/2018 | E | 18/06/2018 | 29 | Whitworth | Drive | Middleton | DL2 | 1TZ | 117 | 272,950 | 2332.906 | 216.73 |
| 155 | 18/06/2018 | D | 18/06/2018 | 27 | Whitworth | Drive | Middleton | DL2 | 1TZ | 86 | 202,950 | 2359.8837 | 219.24 |
| 154 | 29/06/2018 | D | 29/06/2018 | 25 | Whitworth | Drive | Middleton | DL2 | 1TZ | 99 | 217,950 | 2201.5152 | 204.53 |
| 160 | 13/07/2018 | F | 13/07/2018 | 37 | Whitworth | Drive | Middleton | DL2 | 1TZ | 157 | 339,950 | 2165.2866 | 201.16 |
| 153 | 13/07/2018 | E | 13/07/2018 | 23 | Whitworth | Drive | Middleton | DL2 | 1TZ | 117 | 272,950 | 2332.906 | 216.73 |
| 161 | 13/07/2018 | E | 13/07/2018 | 39 | Whitworth | Drive | Middleton | DL2 | 1TZ | 117 | 272,950 | 2332.906 | 216.73 |
| 151 | 15/08/2018 | C | 15/08/2018 | 19 | Whitworth | Drive | Middleton | DL2 | 1TZ | 76 | 177,950 | 2341.4474 | 217.53 |
| 152 | 15/08/2018 | C | 15/08/2018 | 21 | Whitworth | Drive | Middleton | DL2 | 1TZ | 76 | 177,950 | 2341.4474 | 217.53 |
| 150 | 29/08/2018 | D | 29/08/2018 | 17 | Whitworth | Drive | Middleton | DL2 | 1TZ | 99 | 217,950 | 2201.5152 | 204.53 |
| 149 | 05/09/2018 | E | 05/09/2018 | 15 | Whitworth | Drive | Middleton | DL2 | 1TZ | 119 | 269,950 | 2268.4874 | 210.75 |
| 146 | 17/09/2018 | D | 17/09/2018 | 11 | Whitworth | Drive | Middleton | DL2 | 1TZ | 99 | 217,950 | 2201.5152 | 204.53 |
| 142 | 17/09/2018 | C | 17/09/2018 | 7 | Whitworth | Drive | Middleton | DL2 | 1TZ | 76 | 169,950 | 2236.1842 | 207.75 |
| 144 | 17/09/2018 | C | 17/09/2018 | 9 | Whitworth | Drive | Middleton | DL2 | 1TZ | 76 | 181,950 | 2394.0789 | 222.42 |
| 136 | 05/10/2018 | D | 05/10/2018 | 1 | Whitworth | Drive | Middleton | DL2 | 1TZ | 89 | 206,950 | 2325.2809 | 216.03 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 140 | 13/10/2018 | E | 13/10/2018 | 5 | Whitworth | Drive | Middleton | DL2 | 1TZ | 117 | 274,950 | 2350 | 218.32 |
| 138 | 13/10/2018 | D | 13/10/2018 | 3 | Whitworth | Drive | Middleton | DL2 | 1TZ | 86 | 204,950 | 2383.1395 | 221.40 |
| 168 | 08/01/2018 | C | 08/01/2018 | 15 | Avro | Close | Middleton | DL2 | 1UA | 92 | 182,950 | 1988.587 | 184.75 |
| 169 | 08/01/2018 | C | 08/01/2018 | 17 | Avro | Close | Middleton | DL2 | 1UA | 70 | 152,950 | 2185 | 202.99 |
| 167 | 15/01/2018 | C | 15/01/2018 | 11 | Avro | Close | Middleton | DL2 | 1UA | 92 | 179,950 | 1955.9783 | 181.72 |
| 165 | 13/03/2018 | F | 13/03/2018 | 7 | Avro | Close | Middleton | DL2 | 1UA | 157 | 339,950 | 2165.2866 | 201.16 |
| 163 | 13/03/2018 | E | 13/03/2018 | 3 | Avro | Close | Middleton | DL2 | 1UA | 119 | 259,950 | 2184.4538 | 202.94 |
| 164 | 13/03/2018 | E | 13/03/2018 | 5 | Avro | Close | Middleton | DL2 | 1UA | 131 | 289,950 | 2213.3588 | 205.63 |
| 166 | 13/03/2018 | E | 13/03/2018 | 9 | Avro | Close | Middleton | DL2 | 1UA | 119 | 267,950 | 2251.6807 | 209.19 |
| 162 | 13/03/2018 | E | 13/03/2018 | 1 | Avro | Close | Middleton | DL2 | 1UA | 117 | 269,950 | 2307.265 | 214.35 |
| 172 | 26/05/2018 | C | 26/05/2018 | 3 | Martinsyde | Middleton | St | DL2 | 1UF | 77 | 180,950 | 2350 | 218.32 |
| 182 | 13/07/2018 | E | 13/07/2018 | 14 | Martinsyde | Middleton | St | DL2 | 1UF | 116 | 254,950 | 2197.8448 | 204.19 |
| 184 | 23/07/2018 | E | 23/07/2018 | 16 | Martinsyde | Middleton | St | DL2 | 1UF | 124 | 282,950 | 2281.8548 | 211.99 |
| 179 | 27/07/2018 | E | 27/07/2018 | 10 | Martinsyde | Middleton | St | DL2 | 1UF | 113 | 256,950 | 2273.8938 | 211.25 |
| 177 | 10/08/2018 | E | 10/08/2018 | 8 | Martinsyde | Middleton | St | DL2 | 1UF | 116 | 259,950 | 2240.9483 | 208.19 |
| 175 | 10/08/2018 | E | 10/08/2018 | 6 | Martinsyde | Middleton | St | DL2 | 1UF | 132 | 302,950 | 2295.0758 | 213.22 |
| 181 | 10/08/2018 | E | 10/08/2018 | 12 | Martinsyde | Middleton | St | DL2 | 1UF | 124 | 285,950 | 2306.0484 | 214.24 |
| 171 | 22/08/2018 | C | 22/08/2018 | 2 | Martinsyde | Middleton | St | DL2 | 1UF | 88 | 194,950 | 2215.3409 | 205.81 |
| 173 | 22/08/2018 | C | 22/08/2018 | 4 | Martinsyde | Middleton | St | DL2 | 1UF | 88 | 194,950 | 2215.3409 | 205.81 |
| 174 | 26/09/2018 | C | 26/09/2018 | 5 | Martinsyde | Middleton | St | DL2 | 1UF | 77 | 170,000 | 2207.7922 | 205.11 |
| 170 | 26/09/2018 | E | 26/09/2018 | 1 | Martinsyde | Middleton | St | DL2 | 1UF | 124 | 284,950 | 2297.9839 | 213.49 |
| 180 | 12/10/2018 | C | 12/10/2018 | 11 | Martinsyde | Middleton | St | DL2 | 1UF | 88 | 193,950 | 2203.9773 | 204.76 |
| 183 | 13/10/2018 | C | 13/10/2018 | 15 | Martinsyde | Middleton | St | DL2 | 1UF | 88 | 193,950 | 2203.9773 | 204.76 |
| 176 | 05/11/2018 | C | 05/11/2018 | 7 | Martinsyde | Middleton | St | DL2 | 1UF | 77 | 180,950 | 2350 | 218.32 |
| 178 | 19/11/2018 | C | 19/11/2018 | 9 | Martinsyde | Middleton | St | DL2 | 1UF | 77 | 180,950 | 2350 | 218.32 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 186 | 30/11/2018 | D | 30/11/2018 | 6 | Jeremiah | Drive | Darlington | DL2 | 2AB | 109 | 239,950 | 2201.3761 | 204.51 |
| 188 | 17/09/2018 | D | 19/12/2018 | 40 | Roundhill | Road | Hurworth | DL2 | 2EF | 116 | 305,995 | 2637.8879 | 245.07 |
| 189 | 30/08/2018 | D | 30/08/2018 | 5 | Turf | Close | Darlington | DL2 | 2FA | 105 | 259,950 | 2475.7143 | 230.00 |
| 190 | 23/07/2018 | C | 23/07/2018 | 84 | Collingsway | Darlington | | DL2 | 2FD | 95 | 192,950 | 2031.0526 | 188.69 |
| 191 | 23/07/2018 | C | 23/07/2018 | 86 | Collingsway | Darlington | | DL2 | 2FD | 95 | 199,950 | 2104.7368 | 195.54 |
| 192 | 26/10/2018 | E | 26/10/2018 | 2 | Blackthorn | Drive | Hurworth | DL2 | 2FU | 142 | 359,995 | 2535.1761 | 235.53 |
| 195 | 22/11/2018 | E | 22/11/2018 | 6 | Blackthorn | Drive | Hurworth | DL2 | 2FU | 141 | 349,995 | 2482.234 | 230.61 |
| 196 | 22/11/2018 | D | 22/11/2018 | 8 | Blackthorn | Drive | Hurworth | DL2 | 2FU | 94 | 239,995 | 2553.1383 | 237.19 |
| 194 | 22/11/2018 | E | 22/11/2018 | 4 | Blackthorn | Drive | Hurworth | DL2 | 2FU | 116 | 299,995 | 2586.1638 | 240.26 |
| 198 | 06/08/2018 | D | 06/08/2018 | 12 | Winding | Way | Darlington | DL2 | 2GX | 93 | 229,950 | 2472.5806 | 229.71 |
| 197 | 30/09/2018 | C | 30/09/2018 | 3 | Winding | Way | Darlington | DL2 | 2GX | 95 | 209,950 | 2210 | 205.32 |
| 200 | 05/01/2018 | B | 05/01/2018 | 2 | Research | Road | Darlington | DL2 | 2HT | 69 | 144,950 | 2100.7246 | 195.16 |
| 201 | 28/02/2018 | B | 28/02/2018 | 4 | Research | Road | Darlington | DL2 | 2HT | 67 | 139,950 | 2088.806 | 194.06 |
| 199 | 15/06/2018 | B | 15/06/2018 | 1 | Research | Road | Darlington | DL2 | 2HT | 67 | 152,450 | 2275.3731 | 211.39 |
| 203 | 01/07/2018 | B | 01/07/2018 | 6 | Research | Road | Darlington | DL2 | 2HT | 67 | 139,950 | 2088.806 | 194.06 |
| 204 | 14/07/2018 | B | 14/07/2018 | 8 | Research | Road | Darlington | DL2 | 2HT | 69 | 144,950 | 2100.7246 | 195.16 |
| 214 | 21/09/2018 | C | 21/09/2018 | 9 | Rosewood | Court | Darlington | DL3 | 0AP | 70 | 142,995 | 2042.7857 | 189.78 |
| 215 | 21/09/2018 | C | 21/09/2018 | 10 | Rosewood | Court | Darlington | DL3 | 0AP | 70 | 142,995 | 2042.7857 | 189.78 |
| 212 | 15/10/2018 | D | 15/10/2018 | 7 | Rosewood | Court | Darlington | DL3 | 0AP | 108 | 203,995 | 1888.8426 | 175.48 |
| 213 | 15/10/2018 | C | 15/10/2018 | 8 | Rosewood | Court | Darlington | DL3 | 0AP | 88 | 189,995 | 2159.0341 | 200.58 |
| 210 | 26/10/2018 | B | 26/10/2018 | 5 | Rosewood | Court | Darlington | DL3 | 0AP | 77 | 156,995 | 2038.8961 | 189.42 |
| 211 | 29/10/2018 | B | 29/10/2018 | 6 | Rosewood | Court | Darlington | DL3 | 0AP | 77 | 156,995 | 2038.8961 | 189.42 |
| 209 | 29/10/2018 | C | 29/10/2018 | 4 | Rosewood | Court | Darlington | DL3 | 0AP | 80 | 178,995 | 2237.4375 | 207.86 |
| 207 | 26/11/2018 | C | 26/11/2018 | 2 | Rosewood | Court | Darlington | DL3 | 0AP | 70 | 139,495 | 1992.7857 | 185.14 |
| 208 | 26/11/2018 | C | 26/11/2018 | 3 | Rosewood | Court | Darlington | DL3 | 0AP | 70 | 142,995 | 2042.7857 | 189.78 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 206 | 07/12/2018 | C | 07/12/2018 | 1 | Rosewood | Court | Darlington | DL3 | 0AP | 80 | 178,995 | 2237.4375 | 207.86 |
| 216 | 03/02/2018 | D | 03/02/2018 | 1 | Mannerton | Grove | Darlington | DL3 | 0AR | 108 | 203,995 | 1888.8426 | 175.48 |
| 218 | 26/03/2018 | C | 26/03/2018 | 3 | Mannerton | Grove | Darlington | DL3 | 0AR | 105 | 178,745 | 1702.3333 | 158.15 |
| 217 | 26/03/2018 | C | 26/03/2018 | 2 | Mannerton | Grove | Darlington | DL3 | 0AR | 105 | 178,995 | 1704.7143 | 158.37 |
| 219 | 16/04/2018 | D | 16/04/2018 | 4 | Mannerton | Grove | Darlington | DL3 | 0AR | 108 | 203,995 | 1888.8426 | 175.48 |
| 227 | 27/04/2018 | D | 27/04/2018 | 14 | Mannerton | Grove | Darlington | DL3 | 0AR | 108 | 203,995 | 1888.8426 | 175.48 |
| 228 | 18/05/2018 | C | 18/05/2018 | 15 | Mannerton | Grove | Darlington | DL3 | 0AR | 88 | 189,995 | 2159.0341 | 200.58 |
| 226 | 07/06/2018 | C | 07/06/2018 | 12 | Mannerton | Grove | Darlington | DL3 | 0AR | 80 | 174,995 | 2187.4375 | 203.22 |
| 225 | 15/06/2018 | C | 15/06/2018 | 11 | Mannerton | Grove | Darlington | DL3 | 0AR | 105 | 170,045 | 1619.4762 | 150.45 |
| 224 | 15/06/2018 | C | 15/06/2018 | 10 | Mannerton | Grove | Darlington | DL3 | 0AR | 105 | 178,995 | 1704.7143 | 158.37 |
| 222 | 30/06/2018 | C | 30/06/2018 | 8 | Mannerton | Grove | Darlington | DL3 | 0AR | 105 | 178,995 | 1704.7143 | 158.37 |
| 223 | 30/06/2018 | C | 30/06/2018 | 9 | Mannerton | Grove | Darlington | DL3 | 0AR | 105 | 178,995 | 1704.7143 | 158.37 |
| 221 | 01/08/2018 | D | 01/08/2018 | 7 | Mannerton | Grove | Darlington | DL3 | 0AR | 108 | 199,995 | 1851.8056 | 172.04 |
| 220 | 01/09/2018 | C | 01/09/2018 | 6 | Mannerton | Grove | Darlington | DL3 | 0AR | 80 | 178,995 | 2237.4375 | 207.86 |
| 231 | 21/12/2018 | C | 21/12/2018 | 52 | Hartington | Way | Darlington | DL3 | 0RZ | 105 | 158,000 | 1504.7619 | 139.80 |
| 239 | 31/01/2018 | B | 31/01/2018 | 29 | School | Street | Darlington | DL3 | 0UG | 59 | 115,000 | 1949.1525 | 181.08 |
| 240 | 31/01/2018 | B | 31/01/2018 | 31 | School | Street | Darlington | DL3 | 0UG | 59 | 115,000 | 1949.1525 | 181.08 |
| 241 | 27/03/2018 | C | 27/03/2018 | 38 | School | Street | Darlington | DL3 | 0UG | 105 | 183,995 | 1752.3333 | 162.80 |
| 237 | 29/03/2018 | C | 29/03/2018 | 26 | School | Street | Darlington | DL3 | 0UG | 105 | 183,995 | 1752.3333 | 162.80 |
| 235 | 29/03/2018 | B | 29/03/2018 | 24 | School | Street | Darlington | DL3 | 0UG | 70 | 125,000 | 1785.7143 | 165.90 |
| 233 | 17/05/2018 | C | 17/05/2018 | 21 | School | Street | Darlington | DL3 | 0UG | 105 | 183,995 | 1752.3333 | 162.80 |
| 232 | 17/05/2018 | B | 17/05/2018 | 19 | School | Street | Darlington | DL3 | 0UG | 59 | 115,000 | 1949.1525 | 181.08 |
| 234 | 09/07/2018 | C | 09/07/2018 | 23 | School | Street | Darlington | DL3 | 0UG | 80 | 168,995 | 2112.4375 | 196.25 |
| 243 | 01/11/2018 | F | 01/11/2018 | 2 | Ravensgarth | Drive | Darlington | DL3 | 8EH | 144 | 374,995 | 2604.1319 | 241.93 |
| 246 | 14/12/2018 | F | 14/12/2018 | 26 | Ravensgarth | Drive | Darlington | DL3 | 8EH | 198 | 494,995 | 2499.9747 | 232.26 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 245 | 17/12/2018 | F | 17/12/2018 | 9 | Ravensgarth | Drive | Darlington | DL3 | 8EH | 198 | 489,995 | 2474.7222 | 229.91 |
| 248 | 28/09/2018 | D | 28/09/2018 | 3 | Spindleberry | Way | School | DL5 | 6GS | 130 | 269,950 | 2076.5385 | 192.92 |
| 252 | 26/10/2018 | E | 26/10/2018 | 7 | Spindleberry | Way | School | DL5 | 6GS | 130 | 269,950 | 2076.5385 | 192.92 |
| 250 | 26/10/2018 | D | 26/10/2018 | 5 | Spindleberry | Way | School | DL5 | 6GS | 119 | 254,950 | 2142.437 | 199.04 |
| 247 | 22/11/2018 | E | 22/11/2018 | 2 | Spindleberry | Way | School | DL5 | 6GS | 157 | 319,950 | 2037.8981 | 189.33 |
| 249 | 22/11/2018 | E | 22/11/2018 | 4 | Spindleberry | Way | School | DL5 | 6GS | 141 | 294,950 | 2091.844 | 194.34 |
| 254 | 22/11/2018 | E | 22/11/2018 | 9 | Spindleberry | Way | School | DL5 | 6GS | 132 | 277,950 | 2105.6818 | 195.62 |
| 251 | 29/11/2018 | D | 29/11/2018 | 6 | Spindleberry | Way | School | DL5 | 6GS | 119 | 254,950 | 2142.437 | 199.04 |
| 253 | 29/11/2018 | D | 29/11/2018 | 8 | Spindleberry | Way | School | DL5 | 6GS | 119 | 254,950 | 2142.437 | 199.04 |
| 255 | 21/12/2018 | D | 21/12/2018 | 10 | Spindleberry | Way | School | DL5 | 6GS | 97 | 214,950 | 2215.9794 | 205.87 |
| 256 | 21/12/2018 | D | 21/12/2018 | 20 | Spindleberry | Way | School | DL5 | 6GS | 97 | 214,950 | 2215.9794 | 205.87 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | 99.63 | 204,013 | 2,032 | 189 |
| | | | | | Sales | 233 | | | | | | | |
| | | | | | Affordable | 234 | | | | Count = | 233 | <190 | 104 |
| | | | | | Other | 88 | | | | | | >205 | 88 |
| | | | | | | 555 | | | | | | | Ave / ft2 |
| | | | | | | | | | | | 33% | 78 | 215.4846723 |
| | CT Band | No. | | | | | | | | | 33% | 78 | 194.8125469 |
| | A | 1 | 0.4% | | | | | | | | 33% | 77 | 156.8284242 |
| | B | 47 | 20.1% | 20.5% | | | | | | | | | |
| | C | 54 | 23.1% | 43.6% | | | | | | | | | |
| | D | 76 | 32.5% | 76.1% | | | | | | | | | |
| | E | 45 | 19.2% | 95.3% | | | | | | | | | |
| | F | 11 | 4.7% | 100.0% | | | | | | | | | |
| | G | 0 | 0.0% | 100.0% | | | | | | | | | |
| | | 234 | 100% | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | 05/09/2018 | A | 05/09/2018 | 1 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 2 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 3 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 4 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 5 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 6 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 05/09/2018 | A | 05/09/2018 | 7 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 8 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 9 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 10 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 11 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 12 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 14 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 15 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 16 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 17 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 18 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 19 | Andrews | House | The | DL1 | 1QJ | 49 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 20 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 21 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 22 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 23 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 24 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 25 | Andrews | House | The | DL1 | 1QJ | 49 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 26 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 27 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 28 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 29 | Andrews | House | The | DL1 | 1QJ | 48 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 30 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 05/09/2018 | A | 05/09/2018 | 31 | Andrews | House | The | DL1 | 1QJ | 49 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 32 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 33 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 34 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 35 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 37 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 39 | The | Sidings | Darlington | DL1 | 1QJ | 67 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 41 | The | Sidings | Darlington | DL1 | 1QJ | 100 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 43 | The | Sidings | Darlington | DL1 | 1QJ | 117 | | 0 | 0 |
| | 25/07/2018 | B | 25/07/2018 | 45 | The | Sidings | Darlington | DL1 | 1QJ | 117 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 47 | The | Sidings | Darlington | DL1 | 1QJ | 117 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 49 | The | Sidings | Darlington | DL1 | 1QJ | 117 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 51 | The | Sidings | Darlington | DL1 | 1QJ | 79 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 53 | The | Sidings | Darlington | DL1 | 1QJ | 79 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 55 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 57 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 59 | The | Sidings | Darlington | DL1 | 1QJ | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 1 | Engine | House | Lane | DL1 | 1QW | 92 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 2 | Engine | House | Lane | DL1 | 1QW | 92 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 3 | Engine | House | Lane | DL1 | 1QW | 92 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 4 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 5 | Engine | House | Lane | DL1 | 1QW | 92 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 6 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 04/05/2018 | B | 04/05/2018 | 7 | Engine | House | Lane | DL1 | 1QW | 92 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 8 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 9 | Engine | House | Lane | DL1 | 1QW | 92 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 10 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 11 | Engine | House | Lane | DL1 | 1QW | 92 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 12 | Engine | House | Lane | DL1 | 1QW | 67 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 14 | Engine | House | Lane | DL1 | 1QW | 67 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 15 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 17 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 19 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 21 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 23 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 25 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 27 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 29 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 31 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 33 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 35 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 37 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 39 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 04/05/2018 | B | 04/05/2018 | 41 | Engine | House | Lane | DL1 | 1QW | 75 | | 0 | 0 |
| | 16/02/2018 | A | 16/02/2018 | Flat | 366 | Yarm | Road | DL1 | 1XL | 59 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 1 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 2 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 3 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 4 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 5 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 6 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 7 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 8 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 9 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 10 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 11 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 12 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 14 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 15 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 16 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 17 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 05/10/2018 | B | 05/10/2018 | 18 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 19 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 09/10/2018 | B | 09/10/2018 | 20 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 21 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 01/10/2018 | B | 01/10/2018 | 22 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 23 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 22/10/2018 | B | 22/10/2018 | 24 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 25 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 23/10/2018 | B | 23/10/2018 | 26 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 27 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 01/11/2018 | B | 01/11/2018 | 28 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 29 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 19/10/2018 | B | 19/10/2018 | 30 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 31 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 23/10/2018 | B | 23/10/2018 | 32 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 33 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 19/10/2018 | B | 19/10/2018 | 34 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/04/2018 | B | 16/04/2018 | 35 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 26/10/2018 | B | 26/10/2018 | 36 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 37 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 26/10/2018 | B | 26/10/2018 | 38 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 39 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 26/10/2018 | B | 26/10/2018 | 40 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 41 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 08/05/2018 | B | 08/05/2018 | 43 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 16/11/2018 | B | 16/11/2018 | 45 | Frosterley | Drive | Darlington | DL1 | 2JA | 83 | | 0 | 0 |
| | 16/11/2018 | B | 16/11/2018 | 47 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 16/11/2018 | B | 16/11/2018 | 49 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 16/11/2018 | B | 16/11/2018 | 51 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 09/11/2018 | B | 09/11/2018 | 53 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 09/11/2018 | B | 09/11/2018 | 55 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 09/11/2018 | B | 09/11/2018 | 57 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 09/11/2018 | B | 09/11/2018 | 59 | Frosterley | Drive | Darlington | DL1 | 2JA | 71 | | 0 | 0 |
| | 09/11/2018 | B | 09/11/2018 | 61 | Frosterley | Drive | Darlington | DL1 | 2JA | 84 | | 0 | 0 |
| | 09/11/2018 | B | 09/11/2018 | 63 | Frosterley | Drive | Darlington | DL1 | 2JA | 82 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 1 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 2 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 3 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 4 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 5 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 6 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 7 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 8 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 9 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 10 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 11 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 12 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 14 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 15 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 16 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 17 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 18 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 19 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 20 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 30/04/2018 | B | 30/04/2018 | 21 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 22 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 23 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 24 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 25 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 26 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 27 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 28 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 29 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 30 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 31 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 32 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 33 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 34 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 35 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 20/07/2018 | B | 20/07/2018 | 36 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 37 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 38 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 39 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 40 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 30/04/2018 | B | 30/04/2018 | 41 | Earl | Carlson | Grove | DL1 | 4WJ | 93 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 42 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 31/07/2018 | B | 31/07/2018 | 44 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 46 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 23/07/2018 | B | 23/07/2018 | 48 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 50 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 52 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 54 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 56 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 58 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 60 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 62 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 64 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 66 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 09/07/2018 | B | 09/07/2018 | 68 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 70 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 72 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 16/07/2018 | B | 16/07/2018 | 74 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 76 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 78 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 80 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 15/07/2018 | B | 15/07/2018 | 82 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 28/06/2018 | B | 28/06/2018 | 84 | Earl | Carlson | Grove | DL1 | 4WJ | 71 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 1 | Rookhope | Court | Darlington | DL1 | 2JF | 83 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 2 | Rookhope | Court | Darlington | DL1 | 2JF | 83 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 3 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 01/07/2018 | B | 01/07/2018 | 4 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 5 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 01/07/2018 | B | 01/07/2018 | 6 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 7 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 01/07/2018 | B | 01/07/2018 | 8 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 9 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 01/07/2018 | B | 01/07/2018 | 10 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 11 | Rookhope | Court | Darlington | DL1 | 2JF | 84 | | 0 | 0 |
| | 01/07/2018 | B | 01/07/2018 | 12 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 01/07/2018 | B | 01/07/2018 | 14 | Rookhope | Court | Darlington | DL1 | 2JF | 71 | | 0 | 0 |
| | 08/07/2018 | B | 08/07/2018 | 15 | Rookhope | Court | Darlington | DL1 | 2JF | 83 | | 0 | 0 |
| | 01/07/2018 | B | 01/07/2018 | 16 | Rookhope | Court | Darlington | DL1 | 2JF | 83 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 134 | Jedburgh | Drive | Darlington | DL3 | 9UW | 57 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 136 | Jedburgh | Drive | Darlington | DL3 | 9UW | 67 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 138 | Jedburgh | Drive | Darlington | DL3 | 9UW | 57 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 140 | Jedburgh | Drive | Darlington | DL3 | 9UW | 67 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 142 | Jedburgh | Drive | Darlington | DL3 | 9UW | 57 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 144 | Jedburgh | Drive | Darlington | DL3 | 9UW | 57 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 142a | Jedburgh | Drive | Darlington | DL3 | 9UW | 67 | | 0 | 0 |
| | 21/05/2018 | A | 21/05/2018 | 144a | Jedburgh | Drive | Darlington | DL3 | 9UW | 67 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 90 | Whitby | Way | Darlington | DL3 | 9UH | 79 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 92 | Whitby | Way | Darlington | DL3 | 9UH | 79 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 94 | Whitby | Way | Darlington | DL3 | 9UH | 79 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 96 | Whitby | Way | Darlington | DL3 | 9UH | 79 | | 0 | 0 |
| | 23/07/2018 | B | 23/07/2018 | 1 | Hermitage | Grove | Middleton | DL2 | 1LX | 64 | | 0 | 0 |
| | 23/07/2018 | B | 23/07/2018 | 2 | Hermitage | Grove | Middleton | DL2 | 1LX | 64 | | 0 | 0 |
| | 23/07/2018 | B | 23/07/2018 | 3 | Hermitage | Grove | Middleton | DL2 | 1LX | 64 | | 0 | 0 |
| | 23/07/2018 | B | 23/07/2018 | 4 | Hermitage | Grove | Middleton | DL2 | 1LX | 64 | | 0 | 0 |
| | 23/07/2018 | B | 23/07/2018 | 5 | Hermitage | Grove | Middleton | DL2 | 1LX | 64 | | 0 | 0 |
| | 23/07/2018 | B | 23/07/2018 | 6 | Hermitage | Grove | Middleton | DL2 | 1LX | 64 | | 0 | 0 |
| 51 | 12/03/2018 | B | 12/03/2018 | 24 | Carding | Drive | Darlington | DL1 | 1NA | 79 | 76,000 | 962.02532 | 89.37516295 |
| 52 | 12/03/2018 | B | 12/03/2018 | 26 | Carding | Drive | Darlington | DL1 | 1NA | 79 | 76,000 | 962.02532 | 89.37516295 |
| 64 | 12/03/2018 | B | 12/03/2018 | 5 | Baldwin | Lane | Darlington | DL1 | 1QA | 63 | 76,000 | 1206.3492 | 112.073617 |
| 53 | 23/04/2018 | B | 23/04/2018 | 28 | Carding | Drive | Darlington | DL1 | 1NA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 54 | 16/04/2018 | B | 16/04/2018 | 30 | Carding | Drive | Darlington | DL1 | 1NA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 55 | 01/06/2018 | B | 01/06/2018 | 32 | Carding | Drive | Darlington | DL1 | 1NA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 56 | 01/06/2018 | B | 01/06/2018 | 34 | Carding | Drive | Darlington | DL1 | 1NA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 62 | 12/03/2018 | B | 12/03/2018 | 1 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 63 | 12/03/2018 | B | 12/03/2018 | 3 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 76,000 | 1225.8065 | 113.881256 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 65 | 12/03/2018 | B | 12/03/2018 | 7 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 66 | 12/03/2018 | B | 12/03/2018 | 9 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 67 | 12/03/2018 | B | 12/03/2018 | 11 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | 76,000 | 1225.8065 | 113.881256 |
| 229 | 05/05/2018 | C | 05/05/2018 | 28 | Bellburn | Lane | Darlington | DL3 | 0LW | 63 | 78,192 | 1241.1429 | 115.3060561 |
| 230 | 05/05/2018 | C | 05/05/2018 | 30 | Bellburn | Lane | Darlington | DL3 | 0LW | 63 | 78,192 | 1241.1429 | 115.3060561 |
| | 234 | | | | | | | | | 74.35897 | | | |
| | | | | | | | | | | | | | |
| | 16/07/2018 | A | 16/07/2018 | Apartment | 4 | 53 | Grange | DL1 | 5NB | 42 | | 0 | 0 |
| | 16/07/2018 | A | 16/07/2018 | Apartment | 6 | 53 | Grange | DL1 | 5NB | 74 | | 0 | 0 |
| | 16/07/2018 | A | 16/07/2018 | Apartment | 3 | 53 | Grange | DL1 | 5NB | 72 | | 0 | 0 |
| | 16/07/2018 | A | 16/07/2018 | Apartment | 7 | 53 | Grange | DL1 | 5NB | 60 | | 0 | 0 |
| | 16/07/2018 | A | 16/07/2018 | Apartment | 2 | 53 | Grange | DL1 | 5NB | 50 | | 0 | 0 |
| | 16/07/2018 | A | 16/07/2018 | Apartment | 5 | 53 | Grange | DL1 | 5NB | 53 | | 0 | 0 |
| | 16/07/2018 | A | 16/07/2018 | Apartment | 1 | 53 | Grange | DL1 | 5NT | 42 | | 0 | 0 |
| | 23/11/2018 | B | 23/11/2018 | 45 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | | 0 | 0 |
| | 23/11/2018 | B | 23/11/2018 | 47 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | | 0 | 0 |
| | 23/11/2018 | B | 23/11/2018 | 49 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | | 0 | 0 |
| | 23/11/2018 | B | 23/11/2018 | 51 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | | 0 | 0 |
| | 23/11/2018 | B | 23/11/2018 | 53 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | | 0 | 0 |
| | 23/11/2018 | B | 23/11/2018 | 55 | Baldwin | Lane | Darlington | DL1 | 1QA | 62 | | 0 | 0 |
| | 21/11/2018 | A | 21/11/2018 | Flat | 1 | 29 | Corporation | DL3 | 6AE | 31 | | 0 | 0 |
| | 21/11/2018 | A | 21/11/2018 | Flat | 5 | 29 | Corporation | DL3 | 6AE | 44 | | 0 | 0 |
| | 26/11/2018 | A | 26/11/2018 | Flat | 4 | 29 | Corporation | DL3 | 6AE | 43 | | 0 | 0 |
| | 01/12/2018 | A | 01/12/2018 | Flat | 2 | 29 | Corporation | DL3 | 6AE | 29 | | 0 | 0 |
| | 01/12/2018 | A | 01/12/2018 | Flat | 3 | 29 | Corporation | DL3 | 6AE | 49 | | 0 | 0 |
| | 25/10/2018 | A | 25/10/2018 | Apartment | 1 | Carlbury | Hall | DL2 | 3TP | 116 | | 0 | 0 |
| | 25/10/2018 | A | 25/10/2018 | Apartment | 2 | Carlbury | Hall | DL2 | 3TP | 66 | | 0 | 0 |
| | 19/01/2018 | A | 19/01/2018 | 5 | Harding | Terrace | Darlington | DL3 | 6HG | 88 | | 0 | 0 |
| | 16/05/2018 | A | 16/05/2018 | 10a | Greenbank | Court | Greenbank | DL3 | 6UL | 56 | | 0 | 0 |
| | 10/07/2018 | B | 10/07/2018 | 39 | Hutchinson | House | Vane | DL3 | 7AL | 78 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 1a | Kelso | Walk | Darlington | DL3 | 9UZ | 79 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 1b | Kelso | Walk | Darlington | DL3 | 9UZ | 79 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 1c | Kelso | Walk | Darlington | DL3 | 9UZ | 79 | | 0 | 0 |
| | 06/11/2018 | A | 06/11/2018 | 1d | Kelso | Walk | Darlington | DL3 | 9UZ | 79 | | 0 | 0 |
| | 01/11/2018 | B | 01/11/2018 | 130 | Eastbourne | Road | Darlington | DL1 | 4ES | 77 | | 0 | 0 |
| | 01/11/2018 | B | 01/11/2018 | 132 | Eastbourne | Road | Darlington | DL1 | 4ES | 77 | | 0 | 0 |
| | 20/04/2018 | D | 20/04/2018 | 6a | Windrush | Grove | Darlington | DL1 | 3EH | 78 | | 0 | 0 |
| | 24/12/2018 | A | 24/12/2018 | Basement | Flat | 12a | Pensbury | DL1 | 5LH | 52 | | 0 | 0 |
| | 01/11/2018 | A | 01/11/2018 | Hurworth | Moor | Farm | Cottage | DL2 | 1QG | 182 | | 0 | 0 |
| | 24/12/2018 | D | 24/12/2018 | 44 | Goosepool | Way | Middleton | DL2 | 1RE | 89 | | 0 | 0 |
| | 23/11/2018 | A | 23/11/2018 | Midway | Hall | Farm | Lodge | DL2 | 1RJ | 214 | | 0 | 0 |

This document was classified as: OFFICIAL

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 30/10/2018 | A | 30/10/2018 | Primrose | Cottage | 9 | Station | DL5 | 6PW | 75 | | 0 | 0 |
| | 01/12/2018 | F | 01/12/2018 | The | Mount | Elstob | Lane | TS21 | 1FR | 435 | | 0 | 0 |
| | 06/06/2018 | E | 06/06/2018 | 6 | Glebe | Road | Great | TS21 | 1NB | 156 | | 0 | 0 |
| | 14/02/2018 | G | 14/02/2018 | The | Willows | 58 | Blackwell | DL3 | 8QT | 196 | | 0 | 0 |
| | 01/11/2018 | G | 01/11/2018 | Romaine | House | 6 | Briar | DL3 | 8QX | 341 | | 0 | 0 |
| | 01/07/2018 | G | 01/07/2018 | The | Fleurs | 7 | Briar | DL3 | 8QX | 497 | | 0 | 0 |
| | 22/08/2018 | A | 22/08/2018 | Annex | 15a | Milbank | Road | DL3 | 9NJ | 44 | | 0 | 0 |
| | 02/05/2018 | E | 02/05/2018 | 11 | Peverell | Walk | Darlington | DL1 | 5LY | 149 | | 0 | 0 |
| 236 | 19/04/2018 | C | 19/04/2018 | 25 | School | Street | Darlington | DL3 | 0UG | 79 | | 0 | 0 |
| 238 | 19/04/2018 | C | 19/04/2018 | 27 | School | Street | Darlington | DL3 | 0UG | 79 | | 0 | 0 |
| 185 | 31/08/2018 | D | 31/08/2018 | 4 | Jeremiah | Drive | Darlington | DL2 | 2AB | 109 | | 0 | 0 |
| 187 | 17/09/2018 | E | 17/09/2018 | 38 | Roundhill | Road | Hurworth | DL2 | 2EF | 156 | | 0 | 0 |
| 193 | 22/11/2018 | E | 22/11/2018 | 3 | Blackthorn | Drive | Hurworth | DL2 | 2FU | 142 | | 0 | 0 |
| 202 | 01/06/2018 | B | 01/06/2018 | 5 | Research | Road | Darlington | DL2 | 2HT | 69 | | 0 | 0 |
| 205 | 02/11/2018 | G | 02/11/2018 | Rosebank | House | 1 | Merrybent | DL2 | 2LB | 402 | | 0 | 0 |
| 242 | 11/09/2018 | A | 11/09/2018 | Flat | 16 | Ashfield | Court | DL3 | 7TJ | 87 | | 0 | 0 |
| 244 | 29/11/2018 | F | 29/11/2018 | 3 | Ravensgarth | Drive | Darlington | DL3 | 8EH | 144 | | 0 | 0 |
| 257 | 17/09/2018 | D | 17/09/2018 | 21 | Spindleberry | Way | School | DL5 | 6GS | 90 | | 0 | 0 |

**Appendix Cii – New House Sales 2019**

| Property Start Date | Current Chargeable band | Full | Property | Address 1 | Address 2 | Address 3 | Post | Code | Area Sqm | Sold Price | £ m2 | £psf | Sold | | 10.7639 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 05/04/2019 | E | 21 | Peverell | Walk | Darlington | | DL1 | 5LY | 149 | 149,950 | 1,006.38 | 93.50 | s | | |
| 31/01/2019 | C | 26 | Bellburn | Lane | Darlington | | DL3 | 0LW | 70 | 95,000 | 1,357.14 | 126.08 | s | | |
| 22/02/2019 | D | 81 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 159,911 | 1,427.78 | 132.64 | s | | |
| 22/02/2019 | D | 83 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 159,911 | 1,427.78 | 132.64 | s | | |
| 22/02/2019 | D | 85 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 159,911 | 1,427.78 | 132.64 | s | | |
| 22/02/2019 | D | 87 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 159,911 | 1,427.78 | 132.64 | s | | |
| 01/04/2019 | D | 91 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 159,911 | 1,427.78 | 132.64 | s | | |
| 01/04/2019 | D | 93 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 159,911 | 1,427.78 | 132.64 | s | | |
| 31/01/2019 | D | 77 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 169,950 | 1,517.41 | 140.97 | s | | |
| 25/01/2019 | D | 79 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | 169,950 | 1,517.41 | 140.97 | s | | |
| 31/01/2019 | B | 24 | Bellburn | Lane | Darlington | | DL3 | 0LW | 59 | 90,000 | 1,525.42 | 141.72 | s | | |
| 31/05/2019 | D | 19 | Huntingdon | Close | Darlington | | DL1 | 2EF | 108 | 165,000 | 1,527.78 | 141.94 | s | | |
| 14/01/2019 | C | 66 | The | Fairway | Darlington | | DL1 | 1ES | 101 | 158,000 | 1,564.36 | 145.33 | s | | |
| 07/01/2019 | C | 70 | The | Fairway | Darlington | | DL1 | 1ES | 101 | 158,000 | 1,564.36 | 145.33 | s | | |
| 12/04/2019 | D | 2 | Huntingdon | Close | Darlington | | DL1 | 2EF | 108 | 174,995 | 1,620.32 | 150.53 | s | | |
| 05/05/2019 | D | 7 | Haydock | Drive | Darlington | | DL1 | 2BF | 108 | 175,995 | 1,629.58 | 151.39 | s | | |
| 14/06/2019 | D | 8 | Huntingdon | Close | Darlington | | DL1 | 2EF | 108 | 175,995 | 1,629.58 | 151.39 | s | | |
| 26/04/2019 | E | 19 | Peverell | Walk | Darlington | | DL1 | 5LY | 149 | 244,950 | 1,643.96 | 152.73 | s | | |
| 01/05/2019 | D | 1 | Paton | Way | Darlington | | DL1 | 1LP | 100 | 168,000 | 1,680.00 | 156.08 | s | | |
| 14/01/2019 | C | 68 | The | Fairway | Darlington | | DL1 | 1ES | 101 | 169,995 | 1,683.12 | 156.37 | s | | |
| 28/06/2019 | C | 45 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 99 | 167,950 | 1,696.46 | 157.61 | s | | |
| 16/08/2019 | D | 27 | Haydock | Drive | Darlington | | DL1 | 2BF | 108 | 183,995 | 1,703.66 | 158.28 | s | | |
| 16/08/2019 | D | 29 | Haydock | Drive | Darlington | | DL1 | 2BF | 108 | 183,995 | 1,703.66 | 158.28 | s | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 07/01/2019 | C | 72 | The | Fairway | Darlington | | DL1 | 1ES | 102 | 174,995 | 1,715.64 | 159.39 | s | | |
| 22/02/2019 | B | 5 | Hereford | Court | Darlington | | DL1 | 2EH | 80 | 139,496 | 1,743.70 | 162.00 | s | | |
| 22/02/2019 | B | 6 | Hereford | Court | Darlington | | DL1 | 2EH | 80 | 139,496 | 1,743.70 | 162.00 | s | | |
| 01/04/2019 | B | 97 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | 139,210 | 1,762.15 | 163.71 | s | | |
| 01/04/2019 | B | 99 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | 139,210 | 1,762.15 | 163.71 | s | | |
| 01/04/2019 | B | 101 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | 139,210 | 1,762.15 | 163.71 | s | | |
| 11/04/2019 | B | 11 | Huntingdon | Close | Darlington | | DL1 | 2EF | 68 | 119,965 | 1,764.19 | 163.90 | s | | |
| 31/05/2019 | B | 23 | Huntingdon | Close | Darlington | | DL1 | 2EF | 68 | 120,000 | 1,764.71 | 163.95 | s | | |
| 22/02/2019 | B | 2 | Hereford | Court | Darlington | | DL1 | 2EH | 68 | 120,275 | 1,768.75 | 164.32 | s | | |
| 22/02/2019 | B | 3 | Hereford | Court | Darlington | | DL1 | 2EH | 68 | 120,275 | 1,768.75 | 164.32 | s | | |
| 22/02/2019 | B | 8 | Haydock | Drive | Darlington | | DL1 | 2BF | 76 | 135,000 | 1,776.32 | 165.03 | s | | |
| 22/02/2019 | B | 10 | Haydock | Drive | Darlington | | DL1 | 2BF | 76 | 135,000 | 1,776.32 | 165.03 | s | | |
| 31/05/2019 | B | 21 | Huntingdon | Close | Darlington | | DL1 | 2EF | 76 | 135,000 | 1,776.32 | 165.03 | s | | |
| 31/05/2019 | B | 25 | Huntingdon | Close | Darlington | | DL1 | 2EF | 76 | 135,000 | 1,776.32 | 165.03 | s | | |
| 22/02/2019 | D | 2 | Haydock | Drive | Darlington | | DL1 | 2BF | 96 | 170,996 | 1,781.21 | 165.48 | s | | |
| 22/02/2019 | D | 7 | Hereford | Court | Darlington | | DL1 | 2EH | 96 | 170,996 | 1,781.21 | 165.48 | s | | |
| 12/08/2019 | A | 62 | Meadowsweet | Lane | Darlington | | DL1 | 1GX | 62 | 112,000 | 1,806.45 | 167.83 | s | | |
| 31/05/2019 | D | 6 | Huntingdon | Close | Darlington | | DL1 | 2EF | 96 | 174,995 | 1,822.86 | 169.35 | s | | |
| 11/04/2019 | B | 15 | Huntingdon | Close | Darlington | | DL1 | 2EF | 76 | 138,995 | 1,828.88 | 169.91 | s | | |
| 11/04/2019 | B | 9 | Huntingdon | Close | Darlington | | DL1 | 2EF | 68 | 125,995 | 1,852.87 | 172.14 | s | | |
| 29/01/2019 | C | 16 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 90 | 167,950 | 1,866.11 | 173.37 | s | | |
| 31/03/2019 | D | 4 | Haydock | Drive | Darlington | | DL1 | 2BF | 92 | 171,946 | 1,868.98 | 173.63 | s | | |
| 07/08/2019 | D | 25 | Haydock | Drive | Darlington | | DL1 | 2BF | 96 | 179,995 | 1,874.95 | 174.19 | s | | |
| 31/03/2019 | B | 3 | Huntingdon | Close | Darlington | | DL1 | 2EF | 68 | 127,995 | 1,882.28 | 174.87 | s | | |
| 09/08/2019 | B | 64 | Meadowsweet | Lane | Darlington | | DL1 | 1GX | 71 | 134,995 | 1,901.34 | 176.64 | s | | |

This document was classified as: OFFICIAL

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22/02/2019 | B | 1 | Hereford | Court | Darlington | | DL1 | 2EH | 76 | 144,525 | 1,901.64 | 176.67 | s | | |
| 22/02/2019 | B | 4 | Hereford | Court | Darlington | | DL1 | 2EH | 76 | 144,525 | 1,901.64 | 176.67 | s | | |
| 16/08/2019 | B | 37 | Haydock | Drive | Darlington | | DL1 | 2BF | 76 | 144,995 | 1,907.83 | 177.24 | s | | |
| 31/03/2019 | B | 5 | Huntingdon | Close | Darlington | | DL1 | 2EF | 76 | 144,995 | 1,907.83 | 177.24 | s | | |
| 01/03/2019 | B | 5 | Mannerton | Grove | Darlington | | DL3 | 0AR | 77 | 148,995 | 1,935.00 | 179.77 | s | | |
| 12/04/2019 | B | 7 | Huntingdon | Close | Darlington | | DL1 | 2EF | 76 | 148,995 | 1,960.46 | 182.13 | s | | |
| 11/02/2019 | E | 11 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 130 | 264,950 | 2,038.08 | 189.34 | s | | |
| 26/02/2019 | B | 50 | Hartington | Way | Darlington | | DL3 | 0RZ | 77 | 158,995 | 2,064.87 | 191.83 | s | | |
| 08/07/2019 | E | 41 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 130 | 269,950 | 2,076.54 | 192.92 | s | | |
| 11/03/2019 | F | 3 | Page | Drive | Middleton | St | DL2 | 1TY | 151 | 315,000 | 2,086.09 | 193.80 | s | | |
| 29/03/2019 | E | 25 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 157 | 329,000 | 2,095.54 | 194.68 | s | | |
| 29/03/2019 | E | 23 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 130 | 272,950 | 2,099.62 | 195.06 | s | | |
| 10/01/2019 | C | 14 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 76 | 159,950 | 2,104.61 | 195.52 | s | | |
| 11/02/2019 | E | 26 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 132 | 277,950 | 2,105.68 | 195.62 | s | | |
| 29/01/2019 | F | 3 | Hawker | Grove | Middleton | St | DL2 | 1TN | 141 | 299,950 | 2,127.30 | 197.63 | s | | |
| 31/07/2019 | C | 5 | Winding | Way | Darlington | | DL2 | 2GX | 99 | 211,450 | 2,135.86 | 198.43 | s | | |
| 07/06/2019 | E | 28 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 132 | 282,950 | 2,143.56 | 199.14 | s | | |
| 13/03/2019 | C | 8 | Page | Drive | Middleton | St | DL2 | 1TY | 88 | 190,000 | 2,159.09 | 200.59 | s | | |
| 01/04/2019 | F | 8 | Hawker | Grove | Middleton | St | DL2 | 1TN | 141 | 304,950 | 2,162.77 | 200.93 | s | | |
| 21/01/2019 | C | 22 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 76 | 164,950 | 2,170.39 | 201.64 | s | | |
| 21/01/2019 | C | 24 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 76 | 164,950 | 2,170.39 | 201.64 | s | | |
| 11/03/2019 | F | 1 | Page | Drive | Middleton | St | DL2 | 1TY | 175 | 379,950 | 2,171.14 | 201.71 | s | | |
| 07/01/2019 | F | 49 | Goosepool | Way | Middleton | St | DL2 | 1RA | 151 | 327,950 | 2,171.85 | 201.77 | s | | |
| 26/07/2019 | F | 22 | Page | Drive | Middleton | St | DL2 | 1TY | 151 | 328,950 | 2,178.48 | 202.39 | s | | |
| 22/02/2019 | D | 48 | Bourne | Avenue | Darlington | | DL1 | 1LN | 117 | 255,000 | 2,179.49 | 202.48 | s | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01/08/2019 | B | 14 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | 132,952 | 2,179.54 | 202.49 | s | | |
| 11/07/2019 | B | 3 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | 132,953 | 2,179.56 | 202.49 | s | | |
| 01/08/2019 | B | 16 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | 132,953 | 2,179.56 | 202.49 | s | | |
| 13/03/2019 | C | 6 | Page | Drive | Middleton | St | DL2 | 1TY | 88 | 191,950 | 2,181.25 | 202.64 | s | | |
| 10/05/2019 | F | 52 | Goosepool | Way | Middleton | St | DL2 | 1RE | 170 | 371,000 | 2,182.35 | 202.75 | s | | |
| 15/03/2019 | E | 9 | Hawker | Grove | Middleton | St | DL2 | 1TN | 132 | 289,950 | 2,196.59 | 204.07 | s | | |
| 22/01/2019 | E | 7 | Jeremiah | Drive | Darlington | | DL2 | 2AB | 132 | 289,950 | 2,196.59 | 204.07 | s | | |
| 07/06/2019 | F | 55 | Goosepool | Way | Middleton | St | DL2 | 1RA | 157 | 344,950 | 2,197.13 | 204.12 | s | | |
| 26/07/2019 | D | 3 | Jeremiah | Drive | Darlington | | DL2 | 2AB | 109 | 239,950 | 2,201.38 | 204.51 | s | | |
| 08/07/2019 | C | 43 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 76 | 167,950 | 2,209.87 | 205.30 | s | | |
| 05/07/2019 | F | 62 | Goosepool | Way | Middleton | St | DL2 | 1RE | 151 | 334,000 | 2,211.92 | 205.49 | s | | |
| 11/07/2019 | B | 1 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | 134,950 | 2,212.30 | 205.53 | s | | |
| 01/04/2019 | E | 7 | Hawker | Grove | Middleton | St | DL2 | 1TN | 131 | 289,950 | 2,213.36 | 205.63 | s | | |
| 29/01/2019 | D | 2 | Hawker | Grove | Middleton | St | DL2 | 1TN | 99 | 219,950 | 2,221.72 | 206.40 | s | | |
| 01/04/2019 | D | 4 | Hawker | Grove | Middleton | St | DL2 | 1TN | 99 | 219,950 | 2,221.72 | 206.40 | s | | |
| 30/01/2019 | F | 48 | Goosepool | Way | Middleton | St | DL2 | 1RE | 151 | 336,000 | 2,225.17 | 206.72 | s | | |
| 12/03/2019 | E | 5 | Hawker | Grove | Middleton | St | DL2 | 1TN | 119 | 265,950 | 2,234.87 | 207.63 | s | | |
| 28/06/2019 | D | 37 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 97 | 217,950 | 2,246.91 | 208.74 | s | | |
| 13/03/2019 | E | 2 | Page | Drive | Middleton | St | DL2 | 1TY | 132 | 297,500 | 2,253.79 | 209.38 | s | | |
| 07/01/2019 | E | 51 | Goosepool | Way | Middleton | St | DL2 | 1RA | 131 | 296,950 | 2,266.79 | 210.59 | s | | |
| 22/03/2019 | E | 10 | Page | Drive | Middleton | St | DL2 | 1TY | 113 | 258,950 | 2,291.59 | 212.90 | s | | |
| 01/07/2019 | B | 5 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | 139,950 | 2,294.26 | 213.14 | s | | |
| 01/08/2019 | B | 12 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | 139,950 | 2,294.26 | 213.14 | s | | |
| 08/03/2019 | E | 4 | Page | Drive | Middleton | St | DL2 | 1TY | 124 | 285,950 | 2,306.05 | 214.24 | s | | |
| 15/07/2019 | E | 61 | Goosepool | Way | Middleton | St | DL2 | 1RA | 129 | 297,950 | 2,309.69 | 214.58 | s | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11/03/2019 | E | 5 | Page | Drive | Middleton | St | DL2 | 1TY | 124 | 286,950 | 2,314.11 | 214.99 | s | | |
| 28/03/2019 | E | 12 | Page | Drive | Middleton | St | DL2 | 1TY | 124 | 286,950 | 2,314.11 | 214.99 | s | | |
| 05/08/2019 | E | 18 | Page | Drive | Middleton | St | DL2 | 1TY | 124 | 286,950 | 2,314.11 | 214.99 | s | | |
| 07/02/2019 | E | 50 | Goosepool | Way | Middleton | St | DL2 | 1RE | 131 | 304,000 | 2,320.61 | 215.59 | s | | |
| 29/01/2019 | E | 1 | Hawker | Grove | Middleton | St | DL2 | 1TN | 117 | 276,950 | 2,367.09 | 219.91 | s | | |
| 13/08/2019 | F | 20 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 205 | 489,995 | 2,390.22 | 222.06 | s | | |
| 28/06/2019 | G | 17 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 233 | 559,995 | 2,403.41 | 223.28 | s | | |
| 12/07/2019 | D | 9 | Kieran | Maxwell | Lane | Heighington | DL5 | 6RT | 108 | 259,995 | 2,407.36 | 223.65 | s | | |
| 13/02/2019 | G | 10 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 207 | 499,995 | 2,415.43 | 224.40 | s | | |
| 30/01/2019 | F | 4 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 198 | 479,995 | 2,424.22 | 225.22 | s | | |
| 15/07/2019 | G | 11 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 193 | 469,950 | 2,434.97 | 226.22 | s | | |
| 28/06/2019 | G | 12 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 193 | 469,995 | 2,435.21 | 226.24 | s | | |
| 30/01/2019 | F | 5 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 164 | 409,995 | 2,499.97 | 232.25 | s | | |
| 01/04/2019 | F | 20 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 198 | 494,995 | 2,499.97 | 232.26 | s | | |
| 01/04/2019 | F | 21 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 198 | 494,995 | 2,499.97 | 232.26 | s | | |
| 25/03/2019 | G | 23 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 207 | 519,995 | 2,512.05 | 233.38 | s | | |
| 28/06/2019 | F | 5 | Kieran | Maxwell | Lane | Heighington | DL5 | 6RT | 169 | 424,995 | 2,514.76 | 233.63 | s | | |
| 13/08/2019 | F | 22 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 164 | 414,995 | 2,530.46 | 235.09 | s | | |
| 04/03/2019 | E | 12 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 122 | 309,995 | 2,540.94 | 236.06 | s | | |
| 04/03/2019 | F | 10 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 164 | 419,995 | 2,560.95 | 237.92 | s | | |
| 30/08/2019 | E | 15 | Kieran | Maxwell | Lane | Heighington | DL5 | 6RT | 109 | 279,995 | 2,568.76 | 238.65 | s | | |
| 11/03/2019 | F | 25 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 144 | 374,995 | 2,604.13 | 241.93 | s | | |
| 11/03/2019 | D | 7 | Turf | Close | Darlington | | DL2 | 2FA | 93 | 243,000 | 2,612.90 | 242.75 | s | | |
| 01/04/2019 | E | 16 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 116 | 307,995 | 2,655.13 | 246.67 | s | | |
| 12/07/2019 | E | 6 | Kieran | Maxwell | Lane | Heighington | DL5 | 6RT | 105 | 279,995 | 2,666.62 | 247.74 | s | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 28/02/2019 | F | 24 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 165 | 439,995 | 2,666.64 | 247.74 | s | | |
| 12/07/2019 | E | 11 | Kieran | Maxwell | Lane | Heighington | DL5 | 6RT | 132 | 370,000 | 2,803.03 | 260.41 | s | | |
| 24/05/2019 | F | 6 | Meadowbank | Close | Hurworth | Place | DL2 | 2HZ | 169 | 475,000 | 2,810.65 | 261.12 | s | | |
| 03/05/2019 | D | 16 | Swinden | Court | Trinity | Road | DL3 | 7BF | 69 | 197,499 | 2,862.30 | 265.92 | s | | |
| 03/05/2019 | D | 15 | Swinden | Court | Trinity | Road | DL3 | 7BF | 83 | 242,499 | 2,921.67 | 271.43 | s | | |
| 01/07/2019 | G | 5 | Meadowbank | Close | Hurworth | Place | DL2 | 2HZ | 195 | 585,000 | 3,000.00 | 278.71 | s | | |
| 26/04/2019 | C | 7 | Swinden | Court | Trinity | Road | DL3 | 7BF | 55 | 173,499 | 3,154.53 | 293.07 | s | 221.68 | |
| | A | | | | | | | | 113.3077 | 1,219 | | N | 0 | | |
| | B | | | | | | | | <197 | 62.00 | 48% | s | 130 | 173.3333 | |
| | | | | | | | | | | 239,729 | | | | | |
| | C | | | | | | | | >205 | 48.00 | 37% | 192.78 | | | |
| | E | | | | | | | | | | | | | 2421 | |
| | F | | | | | | | | 113.3077 | | | | | | |
| | G | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Property Start Date | Current Chargeable band | Full | Property | Address 1 | Address 2 | Address 3 | Post | Code | Area Sqm | Sold Price | £ m2 | £psf | Sold | | 10.7639 |
| 26/08/2019 | D | 11 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 26/08/2019 | D | 12 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 26/08/2019 | C | 14 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 26/08/2019 | C | 15 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 26/08/2019 | C | 16 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 26/08/2019 | C | 17 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 26/08/2019 | D | 19 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 26/08/2019 | C | 20 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 26/08/2019 | C | 21 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 15/07/2019 | E | 22 | Elm | Gardens | Middleton | St | DL2 | 1FA | 114 | | - | - | n | | |
| 15/07/2019 | D | 23 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 15/07/2019 | D | 24 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 15/07/2019 | E | 25 | Elm | Gardens | Middleton | St | DL2 | 1FA | 114 | | - | - | n | | |
| 15/07/2019 | C | 26 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 15/07/2019 | C | 27 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 15/07/2019 | C | 28 | Elm | Gardens | Middleton | St | DL2 | 1FA | 100 | | - | - | n | | |
| 01/05/2019 | D | 29 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 01/05/2019 | D | 30 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 01/05/2019 | C | 31 | Elm | Gardens | Middleton | St | DL2 | 1FA | 76 | | - | - | n | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01/05/2019 | C | 32 | Elm | Gardens | Middleton | St | DL2 | 1FA | 76 | | - | - | n | | |
| 01/05/2019 | D | 33 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 01/05/2019 | D | 34 | Elm | Gardens | Middleton | St | DL2 | 1FA | 98 | | - | - | n | | |
| 01/05/2019 | C | 35 | Elm | Gardens | Middleton | St | DL2 | 1FA | 85 | | - | - | n | | |
| 01/03/2019 | B | 37 | St | James | Court | Darlington | DL1 | 2LX | 49 | | - | - | n | | |
| 01/03/2019 | B | 38 | St | James | Court | Darlington | DL1 | 2LX | 49 | | - | - | n | | |
| 01/03/2019 | B | 39 | St | James | Court | Darlington | DL1 | 2LX | 47 | | - | - | n | | |
| 01/03/2019 | B | 40 | St | James | Court | Darlington | DL1 | 2LX | 48 | | - | - | n | | |
| 01/03/2019 | B | 41 | St | James | Court | Darlington | DL1 | 2LX | 47 | | - | - | n | | |
| 01/03/2019 | B | 42 | St | James | Court | Darlington | DL1 | 2LX | 47 | | - | - | n | | |
| 01/03/2019 | B | 43 | St | James | Court | Darlington | DL1 | 2LX | 49 | | - | - | n | | |
| 01/03/2019 | B | 44 | St | James | Court | Darlington | DL1 | 2LX | 49 | | - | - | n | | |
| 01/03/2019 | B | 45 | St | James | Court | Darlington | DL1 | 2LX | 48 | | - | - | n | | |
| 01/03/2019 | B | 46 | St | James | Court | Darlington | DL1 | 2LX | 33 | | - | - | n | | |
| 01/03/2019 | B | 47 | St | James | Court | Darlington | DL1 | 2LX | 47 | | - | - | n | | |
| 01/03/2019 | B | 48 | St | James | Court | Darlington | DL1 | 2LX | 47 | | - | - | n | | |
| 10/06/2019 | A | 40 | Heron | Drive | Darlington | | DL1 | 1DL | | | | | n | | |
| 01/05/2019 | A | 41 | Heron | Drive | Darlington | | DL1 | 1DL | | | | | n | | |
| 26/07/2019 | A | 43 | Heron | Drive | Darlington | | DL1 | 1DL | | | | | n | | |
| 21/07/2019 | A | 51 | Heron | Drive | Darlington | | DL1 | 1DL | | | | | n | | |
| 16/08/2019 | A | 61 | Heron | Drive | Darlington | | DL1 | 1DL | | | | | n | | |
| 25/02/2019 | D | 58 | The | Fairway | Darlington | | DL1 | 1ES | 90 | | - | | n | | |
| 25/02/2019 | D | 60 | The | Fairway | Darlington | | DL1 | 1ES | 112 | | - | | n | | |
| 22/02/2019 | D | 62 | The | Fairway | Darlington | | DL1 | 1ES | 112 | | - | | n | | |
| 25/02/2019 | D | 64 | The | Fairway | Darlington | | DL1 | 1ES | 97 | | - | | n | | |
| 12/08/2019 | C | 58 | Meadowsweet | Lane | Darlington | | DL1 | 1GX | 82 | | - | - | n | | |
| 12/08/2019 | C | 60 | Meadowsweet | Lane | Darlington | | DL1 | 1GX | 98 | | - | - | n | | |
| 03/04/2019 | C | 3 | Paton | Way | Darlington | | DL1 | 1LP | 98 | | - | - | n | | |
| 15/04/2019 | B | 5 | Paton | Way | Darlington | | DL1 | 1LP | 79 | | - | - | n | | |
| 01/04/2019 | A | Flat | 1 | 2 | Montrose | Street | DL1 | 1PU | 38 | | - | - | n | | |
| 01/04/2019 | A | Flat | 2 | 2 | Montrose | Street | DL1 | 1PU | 34 | | - | - | n | | |
| 01/04/2019 | A | Flat | 3 | 2 | Montrose | Street | DL1 | 1PU | 35 | | - | - | n | | |
| 01/04/2019 | A | Flat | 5 | 2 | Montrose | Street | DL1 | 1PU | 34 | | - | - | n | | |
| 01/04/2019 | A | Flat | 6 | 2 | Montrose | Street | DL1 | 1PU | 38 | | - | - | n | | |
| 01/04/2019 | A | Flat | 9 | 2 | Montrose | Street | DL1 | 1PU | 34 | | - | - | n | | |
| 01/04/2019 | A | Flat | 10 | 2 | Montrose | Street | DL1 | 1PU | 34 | | - | - | n | | |
| 01/04/2019 | A | Flat | 8 | 2 | Montrose | Street | DL1 | 1PU | 35 | | - | - | n | | |
| 01/04/2019 | A | Flat | 7 | 2 | Montrose | Street | DL1 | 1PU | 34 | | - | - | n | | |
| 01/04/2019 | A | Flat | 4 | 2 | Montrose | Street | DL1 | 1PU | 31 | | - | - | n | | |
| 01/04/2019 | D | 89 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | | - | - | n | | |
| 01/04/2019 | D | 95 | Baldwin | Lane | Darlington | | DL1 | 1QA | 112 | | - | - | n | | |
| 01/04/2019 | B | 103 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | 44,385 | 561.84 | 52.20 | s | | |
| 01/04/2019 | B | 105 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | | - | - | n | | |
| 01/04/2019 | B | 107 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | | - | - | n | | |
| 01/04/2019 | B | 109 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | | - | - | n | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01/04/2019 | B | 111 | Baldwin | Lane | Darlington | | DL1 | 1QA | 79 | | - | - | n | | |
| 13/03/2019 | A | Flat | 2 | 150-154 | Northgate | Northgate | DL1 | 1QU | 70 | | - | - | n | | |
| 13/03/2019 | A | Flat | 1 | 150-154 | Northgate | Darlington | DL1 | 1QU | 55 | | - | - | n | | |
| 18/02/2019 | A | 98a | High | Northgate | Darlington | | DL1 | 1UR | 90 total | | | | n | | |
| 18/02/2019 | A | 98b | High | Northgate | Darlington | | DL1 | 1UR | 90 total | | | | n | | |
| 07/08/2019 | D | 31 | Haydock | Drive | Darlington | | DL1 | 2BF | 96 | | - | - | n | | |
| 16/08/2019 | D | 33 | Haydock | Drive | Darlington | | DL1 | 2BF | 108 | | - | - | n | | |
| 16/08/2019 | D | 35 | Haydock | Drive | Darlington | | DL1 | 2BF | 108 | | - | - | n | | |
| 16/08/2019 | B | 39 | Haydock | Drive | Darlington | | DL1 | 2BF | 76 | | - | - | n | | |
| 04/05/2019 | D | 1 | Huntingdon | Close | Darlington | | DL1 | 2EF | 96 | | - | - | n | | |
| 31/03/2019 | D | 6 | Haydock | Drive | Darlington | | DL1 | 2BF | 92 | | - | - | n | | |
| 31/05/2019 | D | 4 | Huntingdon | Close | Darlington | | DL1 | 2EF | 108 | | - | - | n | | |
| 14/06/2019 | D | 10 | Huntingdon | Close | Darlington | | DL1 | 2EF | 68 | | - | - | n | | |
| 31/05/2019 | D | 17 | Huntingdon | Close | Darlington | | DL1 | 2EF | 108 | | - | - | n | | |
| 01/07/2019 | D | 1 | Wallington | Drive | Darlington | | DL1 | 2FA | 114 | | - | - | n | | |
| 31/08/2019 | C | 2 | Wallington | Drive | Darlington | | DL1 | 2FA | 85 | | - | - | n | | |
| 01/07/2019 | D | 3 | Wallington | Drive | Darlington | | DL1 | 2FA | 114 | | - | - | n | | |
| 31/08/2019 | D | 4 | Wallington | Drive | Darlington | | DL1 | 2FA | 101 | | - | - | n | | |
| 31/08/2019 | C | 5 | Wallington | Drive | Darlington | | DL1 | 2FA | 98 | | - | - | n | | |
| 31/08/2019 | C | 7 | Wallington | Drive | Darlington | | DL1 | 2FA | 98 | | - | - | n | | |
| 01/07/2019 | C | 64 | Wallington | Drive | Darlington | | DL1 | 2FA | 85 | | - | - | n | | |
| 07/01/2019 | A | Flat | The | Grey | Horse | 6 | DL1 | 4AB | 86 | | - | - | n | | |
| 24/07/2019 | A | 57 | Wordsworth | Road | Darlington | | DL1 | 5BE | 39 | | - | - | n | | |
| 24/07/2019 | A | 59 | Wordsworth | Road | Darlington | | DL1 | 5BE | 48 | | - | - | n | | |
| 24/05/2019 | A | 2 | North | Eastern | Terrace | Darlington | DL1 | 5LL | 99 | | - | - | n | | |
| 13/05/2019 | E | 17 | Peverell | Walk | Darlington | | DL1 | 5LY | 149 | | - | - | n | | |
| 13/05/2019 | E | 20 | Peverell | Walk | Darlington | | DL1 | 5LY | 149 | | - | - | n | | |
| 09/06/2019 | E | The | Hayloft | Low | Middleton | Middleton | DL2 | 1AX | 102 | | - | - | n | | |
| 01/05/2019 | C | 22 | Yarm | Road | Middleton | St | DL2 | 1BZ | 85 | | - | - | n | | |
| 01/05/2019 | C | 24 | Yarm | Road | Middleton | St | DL2 | 1BZ | 85 | | - | - | n | | |
| 01/05/2019 | C | 26 | Yarm | Road | Middleton | St | DL2 | 1BZ | 85 | | - | - | n | | |
| 01/05/2019 | C | 28 | Yarm | Road | Middleton | St | DL2 | 1BZ | 76 | | - | - | n | | |
| 01/05/2019 | C | 30 | Yarm | Road | Middleton | St | DL2 | 1BZ | 76 | | - | - | n | | |
| 01/08/2019 | F | The | Byre | Morton | Palms | Farm | DL2 | 1LA | 180 | | - | - | n | | |
| 08/08/2019 | F | The | Granary | Morton | Palms | Farm | DL2 | 1LA | 183 | | - | - | n | | |
| 01/01/2019 | E | Hill | Crest | Cottage | Neasham | Hill | DL2 | 1PJ | 75 | | - | - | n | | |
| 01/02/2019 | A | 4 | Hurworth | Springs | Country | Park | DL2 | 1PY | | | | | n | | |
| 11/01/2019 | A | 22 | Hurworth | Springs | Country | Park | DL2 | 1PY | | | | | n | | |
| 17/01/2019 | A | 34 | Hurworth | Springs | Country | Park | DL2 | 1PY | | | | | n | | |
| 15/06/2019 | A | 36 | Hurworth | Springs | Country | Park | DL2 | 1PY | | | | | n | | |
| 30/06/2019 | A | 38 | Hurworth | Springs | Country | Park | DL2 | 1PY | | | | | n | | |
| 01/05/2019 | A | | 1a | Eagle | House | Neasham | DL2 | 1QE | | | | | n | | |
| 26/07/2019 | E | 15 | New | Lane | Neasham | Darlington | DL2 | 1QR | 154 | | - | - | n | | |
| 01/04/2019 | E | 17 | New | Lane | Neasham | Darlington | DL2 | 1QR | 154 | | - | - | n | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 07/06/2019 | F | 53 | Goosepool | Way | Middleton | St | DL2 | 1RA | 157 | | - | - | n | | |
| 07/06/2019 | F | 57 | Goosepool | Way | Middleton | St | DL2 | 1RA | 141 | | - | - | n | | |
| 07/06/2019 | E | 59 | Goosepool | Way | Middleton | St | DL2 | 1RA | | | #DIV/0! | #DIV/0! | n | | |
| 07/06/2019 | F | 54 | Goosepool | Way | Middleton | St | DL2 | 1RE | 151 | | - | - | n | | |
| 05/07/2019 | E | 56 | Goosepool | Way | Middleton | St | DL2 | 1RE | 124 | | - | - | n | | |
| 28/06/2019 | E | 58 | Goosepool | Way | Middleton | St | DL2 | 1RE | 116 | | - | - | n | | |
| 15/07/2019 | E | 60 | Goosepool | Way | Middleton | St | DL2 | 1RE | 131 | | - | - | n | | |
| 07/06/2019 | E | 10 | Hawker | Grove | Middleton | St | DL2 | 1TN | | | | | n | | |
| 19/08/2019 | C | 6 | Folland | Court | Middleton | St | DL2 | 1TP | 70 | | - | - | n | | |
| 11/07/2019 | B | 7 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | | - | - | n | | |
| 19/08/2019 | C | 8 | Folland | Court | Middleton | St | DL2 | 1TP | 70 | | - | - | n | | |
| 01/08/2019 | B | 10 | Folland | Court | Middleton | St | DL2 | 1TP | 61 | | - | - | n | | |
| 24/08/2019 | C | 14 | Page | Drive | Middleton | St | DL2 | 1TY | 88 | | - | - | n | | |
| 11/03/2019 | C | 16 | Page | Drive | Middleton | St | DL2 | 1TY | 88 | | - | - | n | | |
| 05/08/2019 | E | 20 | Page | Drive | Middleton | St | DL2 | 1TY | 116 | | - | - | n | | |
| 01/02/2019 | B | | 10 | Church | View | Hurworth | DL2 | 2AF | 87 | | - | - | n | | |
| 30/08/2019 | F | 9 | Turf | Close | Darlington | | DL2 | 2FA | | | | | n | | |
| 23/04/2019 | E | 14 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 128 | | - | - | n | | |
| 23/04/2019 | E | 18 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 153 | | - | - | n | | |
| 13/08/2019 | E | 24 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 141 | | - | - | n | | |
| 13/08/2019 | E | 26 | Blackthorn | Drive | Hurworth | Darlington | DL2 | 2FU | 128 | | - | - | n | | |
| 30/08/2019 | C | 7 | Winding | Way | Darlington | | DL2 | 2GX | | | | | n | | |
| 21/01/2019 | D | 16 | Winding | Way | Darlington | | DL2 | 2GX | | | | | n | | |
| 01/08/2019 | E | 18 | Winding | Way | Darlington | | DL2 | 2GX | | | | | n | | |
| 27/05/2019 | B | 19 | Winding | Way | Darlington | | DL2 | 2GX | 67 | | - | - | n | | |
| 30/08/2019 | B | 21 | Winding | Way | Darlington | | DL2 | 2GX | 69 | | - | - | n | | |
| 03/07/2019 | B | 23 | Winding | Way | Darlington | | DL2 | 2GX | 69 | | - | - | n | | |
| 23/04/2019 | E | 1 | Yew | Tree | Close | Hurworth | DL2 | 2HX | 128 | | - | - | n | | |
| 31/08/2019 | G | 4 | Meadowbank | Close | Hurworth | Place | DL2 | 2HZ | 178 | | - | - | n | | |
| 26/08/2019 | E | 4 | Creebeck | Drive | Hurworth | Darlington | DL2 | 2JT | | | | | n | | |
| 26/08/2019 | E | 6 | Creebeck | Drive | Hurworth | Darlington | DL2 | 2JT | | | | | n | | |
| 24/06/2019 | G | Rosebank | View | 1b | Merrybent | Darlington | DL2 | 2LB | 402 | | - | - | n | | |
| 19/03/2019 | F | The | Rowans | Low | Walworth | Darlington | DL2 | 2NA | 226 | | - | - | n | | |
| 31/01/2019 | B | 24a | Bellburn | Lane | Darlington | | DL3 | 0LW | 59 | | - | - | n | | |
| 01/06/2019 | A | Flat | 2 | 1 | Elmfield | Street | DL3 | 6DB | | | | | n | | |
| 03/05/2019 | C | 1 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 4 | Swinden | Court | Trinity | Road | DL3 | 7BF | 46 | | - | - | n | | |
| 03/05/2019 | C | 5 | Swinden | Court | Trinity | Road | DL3 | 7BF | 48 | | - | - | n | | |
| 03/05/2019 | C | 6 | Swinden | Court | Trinity | Road | DL3 | 7BF | 48 | | - | - | n | | |
| 03/05/2019 | C | 8 | Swinden | Court | Trinity | Road | DL3 | 7BF | 47 | | - | - | n | | |
| 03/05/2019 | D | 9 | Swinden | Court | Trinity | Road | DL3 | 7BF | 69 | | - | - | n | | |
| 03/05/2019 | D | 10 | Swinden | Court | Trinity | Road | DL3 | 7BF | 83 | | - | - | n | | |
| 03/05/2019 | C | 11 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 12 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 14 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 17 | Swinden | Court | Trinity | Road | DL3 | 7BF | 50 | | - | - | n | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03/05/2019 | C | 18 | Swinden | Court | Trinity | Road | DL3 | 7BF | 47 | | - | - | n | | |
| 03/05/2019 | D | 19 | Swinden | Court | Trinity | Road | DL3 | 7BF | 69 | | - | - | n | | |
| 30/04/2019 | D | 20 | Swinden | Court | Trinity | Road | DL3 | 7BF | 83 | | - | - | n | | |
| 03/05/2019 | C | 21 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 22 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 23 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | D | 24 | Swinden | Court | Trinity | Road | DL3 | 7BF | 83 | | - | - | n | | |
| 03/05/2019 | D | 25 | Swinden | Court | Trinity | Road | DL3 | 7BF | 69 | | - | - | n | | |
| 03/05/2019 | C | 26 | Swinden | Court | Trinity | Road | DL3 | 7BF | 50 | | - | - | n | | |
| 03/05/2019 | C | 27 | Swinden | Court | Trinity | Road | DL3 | 7BF | 47 | | - | - | n | | |
| 03/05/2019 | D | 28 | Swinden | Court | Trinity | Road | DL3 | 7BF | 69 | | - | - | n | | |
| 03/05/2019 | D | 29 | Swinden | Court | Trinity | Road | DL3 | 7BF | 83 | | - | - | n | | |
| 03/05/2019 | C | 30 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 31 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | C | 32 | Swinden | Court | Trinity | Road | DL3 | 7BF | 49 | | - | - | n | | |
| 03/05/2019 | D | 33 | Swinden | Court | Trinity | Road | DL3 | 7BF | 83 | | - | - | n | | |
| 03/05/2019 | D | 34 | Swinden | Court | Trinity | Road | DL3 | 7BF | 69 | | - | - | n | | |
| 03/05/2019 | C | 35 | Swinden | Court | Trinity | Road | DL3 | 7BF | 50 | | - | - | n | | |
| 26/08/2019 | G | 14 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 193 | | - | - | n | | |
| 05/08/2019 | F | 15 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 144 | | - | - | n | | |
| 05/08/2019 | F | 16 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 198 | | - | - | n | | |
| 26/08/2019 | G | 18 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 193 | | - | - | n | | |
| 26/08/2019 | G | 19 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 193 | | - | - | n | | |
| 15/03/2019 | F | 22 | Ravensgarth | Drive | Darlington | | DL3 | 8EH | 165 | | - | - | n | | |
| 26/04/2019 | G | 50 | Abbey | Road | Darlington | | DL3 | 8ND | 187 | | - | - | n | | |
| 11/02/2019 | C | 15 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 76 | | - | - | n | | |
| 11/02/2019 | C | 17 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 76 | | - | - | n | | |
| 10/01/2019 | C | 18 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 90 | | - | - | n | | |
| 21/08/2019 | C | 19 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 90 | | - | - | n | | |
| 07/06/2019 | D | 27 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 97 | | - | - | n | | |
| 07/06/2019 | C | 29 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 90 | | - | - | n | | |
| 07/06/2019 | C | 30 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 90 | | - | - | n | | |
| 07/06/2019 | C | 31 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 90 | | - | - | n | | |
| 07/06/2019 | C | 32 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 90 | | - | - | n | | |
| 07/06/2019 | C | 33 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 77 | | - | - | n | | |
| 07/06/2019 | C | 35 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 77 | | - | - | n | | |
| 08/07/2019 | D | 39 | Spindleberry | Way | School | Aycliffe | DL5 | 6GS | 119 | | - | - | n | | |
| 01/07/2019 | G | 18 | Snackgate | Lane | Heighington | Newton | DL5 | 6RG | 222 | | - | - | n | | |
| 12/07/2019 | F | 1 | Kieran | Maxwell | Lane | Heighington | DL5 | 6RT | 171 | | - | - | n | | |
| 12/07/2019 | D | 8 | Kieran | Maxwell | Lane | Heighington | DL5 | 6RT | 89 | | - | - | n | | |
| 01/01/2019 | G | Hilltop | House | Bishopton | Stockton | | TS21 | 1HG | 132 | | - | - | n | | |
| | | | | | | | | | | | | | | | |
| 160 | | | | | | | | | | | | | | | |
| 290 | YTD | C Tx | | | | | | | | | | | | | |

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| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 130.00 | Sales | | | | | | | | | | | | | | |

**Appendix D – BCIS Average Prices Summary**

## BCIS Average Prices: £/m2 study

Downloaded: 07-Oct-2019 12:52

Updated: 28-Sep-2019 00:40

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

**Rebased to Northern Region ( 91; sample 564 )**

| Type of Work | Building function | | Sub-Class | Lower quartile | Upper quartile |
|---|---|---|---|---|---|
| New build | | | | | |
| | 810. | Housing, mixed developments | | **1040** | 1323 |
| | 810.1 | Estate housing | Generally | 1018 | 1307 |
| | | | Single storey | 1137 | 1501 |
| | | | 2-storey | **1005** | 1260 |
| | | | 3-storey | 984 | 1351 |
| | | | 4-storey or above | 2046 | 3294 |
| | 810.11 | Estate housing detached | | **1153** | 1561 |
| | 810.12 | Estate housing semi detached | Generally | 1021 | 1296 |
| | | | Single storey | 1129 | 1472 |
| | | | 2-storey | **1015** | 1263 |
| | | | 3-storey | 896 | 1179 |
| | 810.13 | Estate housing terraced | Generally | 1016 | 1351 |
| | | | Single storey | 1137 | 1577 |
| | | | 2-storey | 1006 | 1319 |
| | | | 3-storey | 966 | 1359 |
| | | | 4-storey or above | | |
| | 816. | Flats (apartments) | Generally | 1170 | 1583 |
| | | | 1-2 storey | **1142** | 1475 |
| | | | 3-5 storey | **1162** | 1570 |
| | | | 6+ storey | 1422 | 1848 |

## Appendix E – Planning Obligations Testing Assumptions Summary

**S106 per dwelling**

| | Green | Brown | T Centre | Urban | Rural | |
|---|---|---|---|---|---|---|
| S106 Costs - Sustainable Transport | | | 200 | 250 | 300 | Per bedroom |
| S106 Costs - Education | 2400 | 2400 | | | | |
| S106 Costs - Open Space | | | | | | per unit on schemes 20 or more |
| S106 Costs - off site infrastructure / highways | 2000 | 2000 | | | | |
| S106 Costs - Affordable Homes (off-site contbn) | | | | | | |
| S106 Costs - Biodiversity net gain | 1159 | 233 | | | | per unit |
| S106 Costs - | | | | | | per unit |
| DC1: Cat 2 Space Standards | | | | | | 89% cat 2 space standards |
| DC1: Cat 3 Space standards | | | | | | |
| | 5559 | 4633 | | | | |

| | 1 Bed App | 2 Bed App | 2 Bed Terr | 3 Bed Semi | 4 Bed Det |
|---|---|---|---|---|---|
| M4 (2) | 1,646 | 1,646 | 2,447 | 2,447 | 2,447 |
| M4 (3) | 7,607 | 7,891 | 9,754 | 10,307 | 10,568 |
| | M3 | M4 | | | |
| Urban | 2,366.90 | 10,065.40 | | | |
| Brown | 2,447.00 | 10,251.70 | | | |
| Urbex | 2,366.90 | 9,730.50 | | | |
| Vill | 2,447.00 | 10,065.40 | | | |

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# APPENDIX F: LOCAL PLAN VIABILITY ASSESSMENT - ANALYSIS OF RECENT PLANNING OBLIGATIONS

Table 1: Residential Planning Obligations by Location and Site Type

| Location | Development Type* | Site Type | Sum per Dwelling (£/dwelling) |
|---|---|---|---|
| Urban | Residential - Small | Brownfield | £938.46 |
| Urban | Residential - Medium | Brownfield | £7,651.74 |
| Urban | Residential - Medium | Mixed | £4,082.20 |
| Urban | Residential - Large | Greenfield | £5,038.43 |
| Urban | Residential - Large | Brownfield | £3,435.90 |
| Urban Average - All Site Types: | | | £4,229.35 |
| | | Greenfield: | £5,038.43 |
| | | Brownfield: | £4,008.70 |
| | | Mixed: | £4,082.20 |
| Urban Extension | Residential - Medium | Greenfield | £10,632.47 |
| Urban Extension | Residential - Large | Greenfield | £3,520.40 |
| Urban Extension Average - Greenfield: | | | £7,076.44 |
| Rural | Residential - Small | Greenfield | £4,344.79 |
| Rural | Residential - Medium | Greenfield | £5,024.42 |
| Rural | Residential - Medium | Mixed | £6,621.91 |
| Rural | Residential - Large | Greenfield | £5,794.51 |
| Rural | Residential - Large | Mixed | £1,737.05 |
| Rural Average - All Site Types: | | | £4,704.54 |
| | | Greenfield: | £5,054.57 |
| | | Mixed: | £4,179.48 |

Table 2: Non-Residential Planning Obligations by Development Type and Location

| Location | Development Type* | Site Type | Sum per non-res floorspace (£/sqm) | Sum by site area (£/Ha) |
|---|---|---|---|---|
| Urban | Industrial - Mixed | Brownfield | £6.24 | £10,855.44 |
| Urban | Retail - Retail Park | Brownfield | £5.66 | £16,793.89 |
| Urban | Retail - Retail Warehouse | Brownfield | £16.35 | £83,333.33 |
| Urban | Retail - Car Showroom | Brownfield | £16.91 | £23,791.20 |
| Urban | Higher education | Brownfield | £178.83 | £416,907.36 |
| Urban | Hotel | Brownfield | £0.63 | £31,528.57 |
| Urban | Industrial - B8 | Brownfield | £5.02 | £16,875.93 |
| Urban Extension | Retail - Supermarket | Greenfield | £2.29 | £5,909.87 |
| Rural | Employment - Auction Mart | Greenfield | £10.96 | £401.61 |

Table 3: Residential Planning Obligations by Obligation Type

| Obligation Type | Location | Development Type* | Site Type | Sum per Dwelling (£/dwelling) |
|---|---|---|---|---|
| Affordable Housing | Urban | Residential - Medium | Brownfield | £6,528.02 |
| Affordable Housing | Urban | Residential - Medium | Mixed | £4,064.07 |
| Affordable Housing | Urban Extension | Residential - Medium | Greenfield | £11,250.00 |
| Affordable Housing | Rural | Residential - Small | Greenfield | £6,000.00 |
| Affordable Housing | Rural | Residential - Medium | Greenfield | £6,194.74 |
| Affordable Housing | Rural | Residential - Large | Greenfield | £8,547.01 |
| Affordable Housing Average - All Locations: | | | | £7,097.31 |
| | | | Urban: | £5,296.05 |
| | | | Urban Extension: | £11,250.00 |
| | | | Rural: | £6,913.92 |
| Ecology | Urban | Residential -Medium | Brownfield | £300.00 |
| Ecology | Urban | Residential -Medium | Mixed | £1,243.04 |
| Ecology Average - Urban: | | | | £771.52 |

| | | | | |
|---|---|---|---|---|
| Education | Urban | Residential -Medium | Brownfield | £2,118.02 |
| Education | Urban | Residential - Medium | Mixed | £826.80 |
| Education | Urban | Residential - Large | Brownfield | £1,831.50 |
| Education | Urban Extension | Residential - Medium | Greenfield | £3,055.00 |
| Education | Rural | Residential - Small | Greenfield | £3,055.00 |
| Education | Rural | Residential - Medium | Greenfield | £2,795.31 |
| Education | Rural | Residential - Medium | Mixed | £3,055.00 |
| Education | Rural | Residential - Large | Greenfield | £1,960.59 |
| Education Average - All Locations: | | | | £2,337.15 |
| | | | Urban: | £1,592.11 |
| | | | Urban Extension: | £3,055.00 |
| | | | Rural: | £2,716.48 |
| Open Space | Urban | Residential - Small | Greenfield | £938.46 |
| Open Space | Urban | Residential - Medium | Brownfield | £607.15 |
| Open Space | Urban | Residential - Medium | Mixed | £927.33 |
| Open Space | Urban Extension | Residential - Medium | Greenfield | £1,204.52 |
| Open Space | Urban Extension | Residential - Large | Greenfield | £452.21 |
| Open Space | Rural | Residential - Small | Greenfield | £910.00 |
| Open Space | Rural | Residential - Medium | Greenfield | £2,361.60 |
| Open Space Average - All Locations: | | | | £1,057.32 |
| | | | Urban: | £824.31 |
| | | | Urban Extension: | £828.37 |
| | | | Rural: | £1,635.80 |
| Sports Facilities | Urban | Residential - Medium | Brownfield | £95.60 |
| Sports Facilities | Urban | Residential - Medium | Mixed | £5,551.21 |
| Sports Facilities | Urban | Residential - Large | Greenfield | £5,038.43 |
| Sports Facilities | Rural | Residential - Medium | Greenfield | £354.66 |
| Sports Facilities | Rural | Residential - Medium | Mixed | £276.00 |
| Sports Facilities | Rural | Residential - Large | Greenfield | £167.56 |
| Sports Facilities Average - All Locations: | | | | £1,913.91 |
| | | | Urban: | £3,561.75 |
| | | | Rural: | £1,443.74 |
| Highways | Urban | Residential - Medium | Mixed | £1,336.20 |
| Highways | Urban | Residential - Large | Brownfield | £1,003.26 |
| Highways | Urban Extension | Residential - Medium | Greenfield | £338.98 |
| Highways | Urban Extension | Residential -Large | Greenfield | £800.00 |
| Highways | Rural | Residential - Medium | Greenfield | £236.36 |
| Highways | Rural | Residential - Large | Greenfield | £905.30 |
| Highways | Rural | Residential - Large | Mixed | £837.05 |
| | | | Highways Average - All Locations: | £779.59 |
| | | | Urban: | £1,169.73 |
| | | | Urban Extension: | £569.49 |
| | | | Rural: | £659.57 |
| Sustainable Transport | Urban | Residential - Medium | Brownfield | £2,875.24 |
| Sustainable Transport | Urban | Residential - Medium | Mixed | £517.21 |
| Sustainable Transport | Urban | Residential - Large | Brownfield | £601.15 |
| Sustainable Transport | Urban Extension | Residential - Medium | Greenfield | £1,051.93 |
| Sustainable Transport | Urban Extension | Residential - Large | Greenfield | £248.20 |
| Sustainable Transport | Rural | Residential - Small | Greenfield | £1,089.79 |
| Sustainable Transport | Rural | Residential - Medium | Greenfield | £1,449.74 |
| Sustainable Transport | Rural | Residential - Medium | Mixed | £3,290.91 |
| Sustainable Transport | Rural | Residential - Large | Greenfield | £488.28 |
| Sustainable Transport | Rural | Residential - Large | Mixed | £900.00 |
| Sustainable Transport Average - All Locations: | | | | £1,251.25 |
| | | | Urban: | £1,331.20 |
| | | | Urban Extension: | £650.07 |
| | | | Rural: | £1,443.74 |

Table 4: Non-Residential Planning Obligations Summary by Obligation Type

| Obligation Type | Location | Development Type* | Site Type | Sum per non-res floorspace (£/sqm) | Sum by site area (£/Ha) |
|---|---|---|---|---|---|
| Ecology | Urban | Retail - Retail Park | Brownfield | £5.66 | £16,793.89 |
| Sports Facilities | Urban | Higher Education | Brownfield | £178.83 | £416,907.36 |
| Highways | Urban | Industrial - Mixed | Brownfield | £5.72 | £20,690.59 |
| Highways | Urban | Retail- Retail Warehouse | Brownfield | £16.35 | £83,333.33 |
| Highways | Urban | Retail - Car Showroom | Brownfield | £16.91 | £23,791.20 |
| Highways | Urban | Industrial - B8 | Brownfield | £3.02 | £10,146.09 |
| Sustainable Transport | Urban | Industrial - Mixed | Brownfield | £0.52 | £1,898.73 |
| Sustainable Transport | Urban | Hotel | Brownfield | £0.63 | £31,428.57 |
| Sustainable Transport | Urban | Industrial - B8 | Brownfield | £40.42 | £6,729.84 |
| Sustainable Transport | Urban Extension | Retail - Supermarket | Brownfield | £2.29 | £401.61 |
| Sustainable Transport | Rural | Employment - Auction Mart | Greenfield | £10.96 | £5,909.86 |

Table 5: Residential Planning Obligations (excluding Affordable Housing) by Location and Development Size

| All Planning Obligations (£/dwelling) | | | | |
|---|---|---|---|---|
| | All Sites | Small Sites | Medium Sites | Large Sites |
| All Areas: | £8,110.74 | £5,069.02 | £8,460.25 | £6,397.06 |
| Urban: | £9,250.62 | £938.46 | £8,867.00 | £8,474.34 |
| Urban Extension: | £5,102.92 | £0.00 | £5,650.43 | £1,500.41 |
| Rural: | £7,899.33 | £1,999.79 | £8,208.77 | £3,693.47 |
| Highways and Sustainable Transport Obligations (£/dwelling) | | | | |
| | All Sites | Small Sites | Medium Sites | Large Sites |
| All Areas: | £2,030.84 | £1,089.79 | £2,474.19 | £1,445.81 |
| Urban: | £2,500.93 | £0.00 | £4,211.44 | £1,604.41 |
| Urban Extension: | £1,219.56 | £0.00 | £1,390.91 | £1,048.20 |
| Rural: | £2,103.31 | £1,089.79 | £2,606.69 | £1,565.32 |
| Planning Obligations excluding Highways, Sustainable Transport (£/dwelling) | | | | |
| | All Sites | Small Sites | Medium Sites | Large Sites |
| All Areas: | £6,079.91 | £3,979.23 | £5,986.06 | £4,951.25 |
| Urban: | £6,749.69 | £938.46 | £5,834.58 | £6,869.93 |
| Urban Extension: | £3,883.37 | £0.00 | £4,259.52 | £452.21 |
| Rural: | £5,796.02 | £3,965.00 | £5,602.09 | £2,128.15 |

* Residential Development Type Definitions

| No. Dwellings | Development Type |
|---|---|
| 1 to 19 | Residential - Small |
| 20 to 100 | Residential - Medium |
| More than 100 | Residential - Large |